

GOVERNMENT OF  
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

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REGULAR PUBLIC MEETING

+ + + + +

THURSDAY

JANUARY 15, 2026

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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, Chairman  
ROBERT E. MILLER, Vice Chair  
JOSEPH IMAMURA, Commissioner  
GWEN WRIGHT, Commissioner  
TAMMY STIDHAM, Commissioner

OFFICE OF ZONING STAFF PRESENT:

MIKE SAKINEJAD, Zoning Data Specialist  
SHARON S. SCHELLIN, Secretary

OFFICE OF ZONING LEGAL DIVISION STAFF PRESENT:

JACOB RITTING, ESQUIRE  
BRIAN LAMPERT, ESQUIRE

ALSO PRESENT:

JOSHUA MITCHUM, DC Office of Planning

The transcript constitutes the minutes from the Regular Public Meeting held on January 15, 2026.

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

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

2 (4:00 p.m.)

3 CHAIRMAN HOOD: Good afternoon, ladies and gentlemen.  
4 We are convening and broadcasting this public meeting by video  
5 conferencing. My name is Anthony Hood, and I'm joined by Vice  
6 Chair Miller, Commissioners Wright, Imamura, and Stidham. We're  
7 also joined by the Office of Zoning staff, Ms. Sharon Schellin,  
8 as well as our Office of Zoning person who's handling our virtual  
9 operations, Mr. Mike Sakinejad; also, our Office of Zoning Legal  
10 Division, we have Mr. Lampert and Mr. Ritting. I will ask all  
11 others to introduce themselves at the appropriate time, if  
12 needed.

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

20 For hearing action items, the only documents before us  
21 this evening are the application, the ANC setdown report, and the  
22 Office of Planning report. All other documents in the record  
23 will be reviewed at the time of the hearing. We do not take any  
24 public testimony at our meetings, unless the Commission requests  
25 someone to speak.

1           If you experience difficulty accessing Webex or with  
2 your phone call-in, then please call our OZ Hotline number -- I  
3 believe it's the same tonight -- 202-727-0789 for Webex log-in  
4 or call-in instructions. At this time, does the staff -- let me  
5 just say this, before I go to the staff. We had called for a  
6 closed meeting. The Commission did not have a closed meeting  
7 tonight. I just want to make sure we stay legally sufficient  
8 and legally compliant. So, with that, Ms. Schellin, do we have  
9 any preliminary matters?

10           MS. SCHELLIN: I have none, thank you, other than to  
11 say congratulations to Mr. Young, who is now a father for the  
12 first time.

13           CHAIRMAN HOOD: I'm sure he won't be seeing this,  
14 because he's probably taking care of what he has to take care  
15 of, but, anyway, congratulations to Mr. Young. We'll call him  
16 "Dad" from now own. Anyway, congratulations to Mr. Young. All  
17 right. Let's go first on our agenda. And, again, Happy New Year  
18 to everyone if you haven't seen us for the new year. Time  
19 extensions, Zoning Commission Case Number 08-340, Capitol  
20 Crossing III, LLC and Capitol Crossing IV, LLC, two-year PUD time  
21 extension at Square 566, Lot 862 and 864. Ms. Schellin.

22           MS. SCHELLIN: Yes, sir. Your eyes are getting as old  
23 as mine. It's O -- it's 08-340, instead of 340. I think you  
24 said "340". It's 340, as in octopus.

25           CHAIRMAN HOOD: Oh, 340.

1 MS. SCHELLIN: Yeah, the letter "O".

2 CHAIRMAN HOOD: It is a difference than the zero and  
3 the O. Okay. I get it.

4 MS. SCHELLIN: Yeah. It's hard sometimes to see with  
5 our old eyes. As you stated, this is a time extension request  
6 for two years. And they've also asked for a waiver request,  
7 because this is to file for -- this is to allow them to file more  
8 than two time extensions to allow for more than one year -- that  
9 second request be for more than one year. So they are asking  
10 for the residential building and podium permit -- building permit  
11 be filed by March 28th, 28 -- 2028; and then they would begin  
12 construction of the residential building and podium by March  
13 25th, 2029; and then the Certificate of Occupancy is to be issued  
14 by March 25th, 2032. And their justification, like most of the  
15 developers today, they take numerous steps to move forward, and,  
16 in this case, they have taken steps to move forward with the  
17 center block, coordinating with OP, DDOT, property management and  
18 everything, and then they had the -- have not been able to obtain  
19 financing, despite their efforts to move forward and because of  
20 conditions outside of their reasonable control, including, as I  
21 said, with -- like most other developers, construction industry,  
22 generally rising construction costs in DC and pretty much  
23 everywhere else, so they have just had some issues with that.

24 So at Exhibit 6 there's an OP report recommending  
25 approval. At Exhibit 4, ANC 6E stated that they support it. And

1 then, as of today, I don't believe we received anything further  
2 on this report -- on this case, but the 30 days has run. I'll  
3 double-check to see if anything new came in since I last looked.  
4 Thank you.

5 CHAIRMAN HOOD: Thank you, Ms. Schellin. And,  
6 colleagues, again, the first thing is they've asked for a waiver  
7 request of Subtitle Z-705.5, which allows no more two time  
8 extension requests for an approved PUD and limits the second time  
9 extension approval to no more than one year, to allow the second  
10 time extension for a period of two years. They're asking us for  
11 a waiver request of that. Also, they've asked -- they have a  
12 time line that they've outlined, and that's in the record. But  
13 I wanted to know, does anybody have any additional comments from  
14 what Ms. Schellin has mentioned and what I've mentioned. I  
15 think this warrants -- especially when I hear the financing now,  
16 but in this case they did talk about the center block as well  
17 and the coordination, so I think they -- this sets for a good  
18 reason to go ahead and, I believe, good reason to grant the  
19 request. Let me look at my colleagues. Anybody has anything  
20 different? I'm not going to call on everybody.

21 VICE CHAIR MILLER: I share your comments, Mr. Chairman  
22 and Ms. Schellin's summary of the good cause justification for  
23 this time extension. And this developer has put a lot of money  
24 and development into that whole area, including public roadways,  
25 building a platform over the freeway, so hopefully there will be

1 more to come soon.

2 CHAIRMAN HOOD: Anybody else?

3 (No response.)

4 CHAIRMAN HOOD: All right. So I will move approval of  
5 the time extension for Zoning Commission Case Number 08-340 --  
6 again, 08-340, Capitol Crossing III, LLC and Capitol Crossing,  
7 IV, LLC, two-year PUD time extension at Square 566, Lot 862 and  
8 864, along with the waiver request and whatever has been -- and  
9 the request that has been made, I will move approval of that and  
10 ask for a second.

11 COMMISSIONER IMAMURA: Second.

12 CHAIRMAN HOOD: It's been moved and properly seconded.

13 Any further discussion?

14 (No response.)

15 CHAIRMAN HOOD: Not hearing any, Ms. Schellin, would  
16 you do a roll call please?

17 MS. SCHELLIN: Commissioner Hood.

18 CHAIRMAN HOOD: Yes.

19 MS. SCHELLIN: Commissioner Imamura.

20 COMMISSIONER IMAMURA: Yes.

21 MS. SCHELLIN: Commissioner Miller.

22 VICE CHAIR MILLER: Yes.

23 MS. SCHELLIN: Commissioner Wright.

24 COMMISSIONER WRIGHT: Yes.

25 MS. SCHELLIN: And Commissioner Stidham.

1                   COMMISSIONER STIDHAM: Yes.

2                   MS. SCHELLIN: The vote is five to zero to zero to  
3 approve final action in Zoning Commission Case Number 08-340.  
4 And if I may ask the applicant to provide a draft order within  
5 two weeks. Thank you.

6                   CHAIRMAN HOOD: Okay. This next case, I'm going to  
7 read the caption. Then I'm going to ask Commissioner Wright to  
8 go through this one for us, if she doesn't mind. Then I'll ask  
9 Commissioner Imamura to go through the next one. If we can all  
10 take one, I think that we can move more efficiently. Zoning  
11 Commission Case Number 15-24E, JBG/6th Street Associates, LLC and  
12 Gallaudet University, two-year PUD time extension at -- I don't  
13 know -- PAR 0129, Lot 0112. I think I got that right. Ms.  
14 Schellin.

15                  MS. SCHELLIN: Yes, sir. Again, on this one, it is for  
16 a two-year time extension to do the building permit application  
17 by 12 -- December 15th, 2027. And the applicant's justification  
18 on this one is again obtaining -- a problem obtaining project  
19 financing, despite their efforts. And, again in this case,  
20 elevated construction costs exceeding challenging -- the  
21 challenging -- facing the challenging financing market and just  
22 the adverse conditions right now. And so at Exhibit 5, the OP  
23 report recommending approval, and they have also stated that  
24 there were no changes in the material facts that you guys based  
25 your original decision on this case. At Exhibit 5 -- I'm sorry --

1 there's been no response from the ANCs, but the 30 days have  
2 passed, so I'll turn it over to you.

3 CHAIRMAN HOOD: Thank you. Commissioner Wright, could  
4 take the lead on this one please?

5 COMMISSIONER WRIGHT: Sure. You know, this is a  
6 longstanding project, and certain phases of it have moved  
7 forward. We're being asked for the first time to do an extension  
8 for the second-stage approval of Parcel 4. And, again, given  
9 what the Chair said previously is being true with interest rates  
10 and financing making moving forward on large-scale projects  
11 difficult, I think it's appropriate to approve this first-time  
12 request for an extension. And so, if it is okay, I'm just going  
13 to make a motion and we'll see how it goes. I move approval of  
14 Zoning Commission Case Number 15-24E, JBG/6th Street Associates,  
15 LLC and Gallaudet University, a two-year PUD time extension at  
16 Parcel 0129, Lot 0112, and I ask for a second.

17 COMMISSIONER IMAMURA: Second.

18 CHAIRMAN HOOD: Okay. It's been moved and properly  
19 seconded. Great job. I like that. Any further discussion?

20 (No response.)

21 CHAIRMAN HOOD: All right. Ms. Schellin, could you do  
22 a roll call vote please?

23 MS. SCHELLIN: Yes. Commissioner Wright.

24 COMMISSIONER WRIGHT: Yes.

25 MS. SCHELLIN: Commissioner Imamura.

1                   COMMISSIONER IMAMURA: Yes.

2                   MS. SCHELLIN: Commissioner Hood.

3                   CHAIRMAN HOOD: Yes.

4                   MS. SCHELLIN: Commissioner Miller.

5                   VICE CHAIR MILLER: Yes.

6                   MS. SCHELLIN: Commissioner Stidham.

7                   COMMISSIONER STIDHAM: Yes.

8                   MS. SCHELLIN: The vote is five to zero to zero to  
9 approve Zoning Commission -- approve final action on Zoning  
10 Commission Case Number 15-24E, and, again, ask the  
11 Commission -- or the applicant, rather, to provide a draft  
12 order in two weeks. Thank you.

13                   CHAIRMAN HOOD: Okay. Thank you. I'm going to call  
14 this case. We're going to go to Commissioner Imamura, and then  
15 the next one I'm going to ask Commissioner Stidham to get ready  
16 for the next one. Okay. Zoning Commission Case Number 13-08E,  
17 New Congress Heights Partners, LLC and New Congress Heights Metro  
18 Owner, LLC, two-year PUD time extension at Square 5914. Ms.  
19 Schellin.

20                   MS. SCHELLIN: Yes, sir. This one they are asking for  
21 a time extension and a waiver request, and this is -- again,  
22 this -- the section is 705.5, which, again, allows no more than  
23 two time extensions. This is to allow a fourth time extension  
24 and the third time extension for more than one year. So the  
25 justification for this one, again, there was -- they needed an

1 extension because NCHP was unable to obtain financing on the  
2 residential portion before December 5, 2025, and they did try to  
3 get it, but, primarily because of DCHF, their no issuance  
4 policy -- process for tax-exempt housing bonds, and so there was  
5 an issue with that. They have contracted -- or contacted 15  
6 potential tax credit investors and hope to sign a commitment by  
7 January 2026. But, despite that, they filed a building permit  
8 application in November 2023 and they've completed two rounds of  
9 comments. They just need to get this to be able to move forward.  
10 OP recommends approval at Exhibit 5. ANC 8C, as of this writing,  
11 has not provided anything. And then at Exhibit 2D, CHSETA  
12 provided -- the Congress -- that's the Congress Heights SE  
13 Tenants Association -- provided a letter dated December 1st in  
14 support of the extension. The 30-day comment period for the  
15 parties has passed, so it's ready for the Commission to make a  
16 decision, if they choose to do so. Thank you.

17 CHAIRMAN HOOD: Thank you. Commissioner Imamura, could  
18 you take the lead on this?

19 COMMISSIONER IMAMURA: Thank you, Mr. Chairman, and  
20 thank, Ms. Schellin, for the detailed synopsis, which makes my  
21 summary pretty easy. But, again, this is about mixed-use  
22 development over Congress Heights Metro Station, and,  
23 specifically, as Ms. Schellin stated, they've been unable to  
24 obtain financing and move forward with the residential portion  
25 of the PUD. And, again, the market for commercial office

1 development still remains challenging, but this applicant is  
2 actively engaged with potential capital partners, and they just  
3 need more time to satisfy the remaining financial hurdles to  
4 start construction of the residential portion and as well as  
5 the -- and to appropriately market the office and retail  
6 component of the PUD. So I move that if the Zoning Commission  
7 approve the time extension for -- if I can go back up to my notes  
8 here. Let me start that over. I move that the Zoning Commission  
9 approve Case Number 13-08E, New Congress Heights Partners, LLC  
10 and New Congress Heights Metro Owner, LLC, a two-year PUD time  
11 extension at Square 5914, and ask for a second.

12 COMMISSIONER STIDHAM: Second.

13 CHAIRMAN HOOD: Thank you. It's been moved and properly  
14 seconded. Any further discussion?

15 VICE CHAIR MILLER: And that -- and that motion -- you  
16 probably said this and I just missed it -- included the waiver  
17 request be for more than two time extensions, since we're on our  
18 fourth?

19 COMMISSIONER IMAMURA: Yes. Thank you, Vice Chair  
20 Miller. I accept the friendly amendment.

21 CHAIRMAN HOOD: Okay. All right. Any additional  
22 comments, discussion?

23 (No response.)

24 CHAIRMAN HOOD: All right. Not hearing any, Ms.  
25 Schellin, would you do a roll call vote please?

1 MS. SCHELLIN: Okay. I'm sorry. I didn't hear who  
2 seconded that. I heard Mr. Imamura -- or Commissioner Imamura.  
3 I didn't catch who seconded.

4 CHAIRMAN HOOD: Commissioner Stidham. Commissioner  
5 Stidham.

6 MS. SCHELLIN: Stidham. Okay. She's so quiet.  
7 Commissioner Imamura.

8 COMMISSIONER IMAMURA: Yes.

9 MS. SCHELLIN: Commissioner Stidham.

10 COMMISSIONER STIDHAM: Yes.

11 MS. SCHELLIN: Commissioner Hood.

12 (No response.)

13 MS. SCHELLIN: Commissioner Miller.

14 VICE CHAIR MILLER: Yes.

15 CHAIRMAN HOOD: Yes. I didn't say yes, but I'm quiet  
16 too. Yes.

17 MS. SCHELLIN: I thought I heard you do that on purpose.  
18 And Commissioner Wright.

19 COMMISSIONER WRIGHT: Yes.

20 MS. SCHELLIN: The vote's five to zero to zero -- he's  
21 playing with me tonight -- five to zero to zero to approve final  
22 action on Zoning Commission Case Number 13-08E. And, again, we'd  
23 ask the applicant to provide a draft order. I'm sorry I called  
24 your eyes old earlier, so you can leave me alone the rest of the  
25 night.

1 CHAIRMAN HOOD: They are getting older, believe me.  
2 Okay. Let's go to Zoning Commission Case Number 96-13B, Street  
3 Retail, LLC, two-year PUD time extension at Square 1661. Ms.  
4 Schellin.

5 MS. SCHELLIN: Yes, sir. So this one is the applicant,  
6 again, asking for a two-year time extension to December 14th,  
7 2027, and this is for time to allow them to apply for their  
8 building permit. Once again, they've been unable to obtain  
9 sufficient project financing. It's really difficult out there  
10 for them --for all the developers at this point with financing,  
11 with the uncertainty of the way things are right now. So the OP  
12 report at Exhibit 5 recommends approval. As of when I checked  
13 earlier, I did not see an updated ANC report, and the 30 days  
14 has run, so I'll turn it over.

15 CHAIRMAN HOOD: Thank you. I'm going to ask  
16 Commissioner Stidham, who's quiet -- she won't be quiet now  
17 though -- to lead us through this one.

18 COMMISSIONER STIDHAM: That's right. You're going to  
19 need earphones, because I'm going to be too loud. So I think  
20 this is fairly straightforward. I think Ms. Schellin has laid  
21 out the project pretty clearly. There's been no substantial  
22 change, and, again, this is a subject of available funding and  
23 not being able to move forward. So they're looking for additional  
24 time to continue processing the project and secure the funding,  
25 and I think we're seeing that a lot as -- today and many days.

1 So, unless there's any discussion, I will go ahead and make a  
2 motion to approve the time extension request for Zoning Case  
3 Number 96-13B, Street Retail, LLC, two-year PUD time extension  
4 at Square 1661 --

5 COMMISSIONER WRIGHT: Second.

6 COMMISSIONER STIDHAM: -- and ask for a second.

7 COMMISSIONER WRIGHT: Yes. Second.

8 CHAIRMAN HOOD: Okay. It's been moved and properly  
9 seconded. Any further discussion?

10 VICE CHAIR MILLER: No, but I just can't resist saying,  
11 you know, we have four time extensions on the agenda. We've had  
12 several this year. I think -- and many of the -- and it's all --  
13 most -- almost all, if not all, due to financing -- difficulty  
14 getting financing because of the market. And I just can't resist  
15 saying that several of the letters from the applicant cite the  
16 federal administration's policies, whether they're tariffs or  
17 layoffs of DC workers -- federal workers have -- interest rates  
18 all have led to the difficulty in obtaining financing from  
19 Congress Heights to Friendship Heights to downtown to Union  
20 Market. It's citywide. I think -- I'm not -- I'm not an  
21 economics expert, but I think we're in a Trump-induced recession.

22 COMMISSIONER WRIGHT: And I think it's going to get  
23 worse before it gets better.

24 CHAIRMAN HOOD: Okay. Any additional comments?

25 (No response.)

1 CHAIRMAN HOOD: All right. I think it was moved and  
2 properly seconded. Ms. Schellin, would you do a roll call vote  
3 please?

4 MS. SCHELLIN: Yes. Commissioner Stidham.

5 COMMISSIONER STIDHAM: Yes.

6 MS. SCHELLIN: Commissioner Wright.

7 COMMISSIONER WRIGHT: Yes.

8 MS. SCHELLIN: Commissioner Hood.

9 CHAIRMAN HOOD: Yes.

10 MS. SCHELLIN: Commissioner Miller.

11 VICE CHAIR MILLER: Yes.

12 MS. SCHELLIN: Commissioner Imamura.

13 COMMISSIONER IMAMURA: Yes.

14 MS. SCHELLIN: The vote is five to zero to zero to  
15 approve final action in Case Number 96-13B, and, again, ask the  
16 applicant to provide a draft order in two weeks. Thank you.

17 CHAIRMAN HOOD: Okay. And I did it that way, because  
18 I figured it would be quicker to do it that way, but I always  
19 encourage my colleagues to let me know if they think we should  
20 move in another fashion to -- and I think tonight that was  
21 appropriate, so -- but anytime you have any recommendations, I  
22 think it's good, because, again, we are a team, and I'm using  
23 that time to try to find the next case. I'm trying to scroll up  
24 this thing. I need Archie over here -- somebody. Oh, here it  
25 is, hearing action. That's all we have left, right, Ms. Schellin?

1 MS. SCHELLIN: That is it. Unless OP has an updated  
2 report, that's all we have, yes.

3 CHAIRMAN HOOD: Okay. And, Vice Chair Miller, I'm  
4 going to -- you can start off answering questions on this. I  
5 try to be a full participatory person, so everybody participates.  
6 Okay. Hearing action, Zoning Commissioner Case Number 25-18,  
7 Champlain Street Partners, LLC, consolidated PUD and related map  
8 amendment at Square 2560. Mr. Mitchum. Again, good afternoon,  
9 Mr. Mitchum. It's on you.

10 MR. MITCHUM: Yes. Good evening, Mr. Chair and members  
11 of the Commission. Is the -- I had -- OP has a PowerPoint  
12 presentation. Is that up?

13 CHAIRMAN HOOD: There it is.

14 (PowerPoint presentation shared on the screen.)

15 MR. MITCHUM: Perfect. Thank you. So let me just  
16 start from the top. Good evening, Mr. Chairman and members of  
17 the Commission. My name is Josh Mitchum with the Office of  
18 Planning for Zoning Commission Application 25-18.

19 Next slide please. The Office of Planning recommends  
20 that the Zoning Commission set down this application by Champlain  
21 Street Partners for a consolidated PUD with a related map  
22 amendment. On balance and when viewed through a racial equity  
23 lens, the proposal would not be inconsistent with the  
24 Comprehensive Plan. The applicant proposes the rezoning of the  
25 site from RA-2 to RA-3, as well as the redevelopment of the site,

1 which is currently improved with surface parking and a 32-unit  
2 apartment building.

3 The proposed development is comprised of a new 44-unit  
4 apartment building with a GFA of approximately 28,731 square feet  
5 and a maximum height of 50 feet. The development is 100 percent  
6 affordable and will be set -- and will set aside units at a range  
7 of 30 to 80 percent MFI. Four off-street parking spaces, 15 --  
8 and 15 long-term and two short-term bicycle parking spaces will  
9 also be provided. The applicant has also provided a tenant  
10 relocation plan.

11 Next slide please. The property is located east of the  
12 18th Street Northwest Commercial Corridor with approximately 50  
13 feet of frontage along Champlain Street Northwest and  
14 approximately 51 feet of frontage along a public alley to the  
15 rear. The surrounding area is a mix of moderate-density  
16 residential uses in the RA-2 zone, as well as moderate-density  
17 mixed uses in the MU-5 and MU-5A/RC zones.

18 Next slide please. The Future Land Use Map designates  
19 the property for residential moderate-density uses, and the  
20 Generalized Policy Map designates the property as a Neighborhood  
21 Conservation Area. The proposed RA-3 rezoning would not be  
22 inconsistent with the FLUM and the GPM designations, as the R-3  
23 zone allows for more density and, subsequently, more potential  
24 for the production of affordable housing units, while conserving  
25 an overall residential neighborhood character.

1                   Next slide please. Again, when viewed through a racial  
2 equity lens, the proposal, on balance, would not be inconsistent  
3 with the Comprehensive Plan policies of the Mid-City Planning  
4 Area Element. According to 2019 and -- to 2023 disaggregated ASC  
5 data, the Planning Area is majority White and has a higher median  
6 household income, compared to Districtwide averages. The project  
7 advances policies related to racial equity, as it would promote  
8 more affordable housing options in the -- for the residents of  
9 the planning area.

10                  The December 2024 housing equity update from the Deputy  
11 Mayor for Planning and Economic Development indicates that the  
12 planning area has exceeded its target amount. Therefore, OP is  
13 not recommending IZ Plus standards be applied to the subject  
14 application due to the amount of existing affordable housing  
15 already available. This concludes OP's presentation. Thank you,  
16 again, Mr. Chairman and members of the Commission, and I'm happy  
17 to answer any questions.

18                  CHAIRMAN HOOD: Thank you, Mr. Mitchum. Well done  
19 report. Let's see if we have any questions. Vice Chair Miller.

20                  VICE CHAIR MILLER: Thank you, Mr. Chairman. And thank  
21 you, Mr. Mitchum, for a comprehensive Office of Planning  
22 report -- setdown report on this case. I appreciate all the  
23 information that's been provided both by you and the applicant.  
24 I just had a few questions. I agree -- and I agree with your  
25 statement in the -- statements in the report that additional

1 information is needed about the specific design flexibility  
2 that's being requested here and additional information is needed  
3 to fully assess the impact of the proposal on existing tenants  
4 and the applicant's PUD benefit proffer. I appreciate the  
5 applicant's tenant relocation plan here. I think we just need  
6 to see more. Well, I'm sure we'll see at the hearing the actual  
7 support from the tenants for that relocation plan or the  
8 agreement.

9 I saw the relocation plan. I'm not sure I've seen a  
10 signed agreement yet. You may have asked for this or -- but I  
11 also would ask for more at the hearing -- prior to the hearing,  
12 if we -- if we set it down -- more specifics on the unit size  
13 and the affordability levels. It's going to be an all -- it's  
14 going to be an all-affordable 44-unit -- from 30 percent to 80  
15 percent, so it's greater than the -- than what's required under  
16 either matter of right or inclusionary zoning or even IZ Plus  
17 zoning, I believe, so -- but I just think we need more information  
18 on the unit size and -- specifics on the unit size of all of  
19 those 44 units and the affordability levels breakdown for that.

20 I'm trying to think. I think I had another question.  
21 The Champlain Street Partners, LLC, do we know who the -- who is  
22 the principal -- who are the principals of that LLC? I assume  
23 it's the current ownership of the -- of the rental building, but  
24 do you know -- happen to know that? If not, if that can be  
25 provided also prior to the hearing, if we set this down.

1                   MR. MITCHUM: I have -- I can -- I'm looking at the  
2 applicant's burden of proof here. It's a partnership between  
3 Housing Help Plus, MED Developers, LLC, and Mutreja -- sorry if  
4 I'm mispronouncing that -- Development, LLC, all of which are DC-  
5 based real estate and development companies that specialize in  
6 this kind of affordable housing construction.

7                   VICE CHAIR MILLER: Well, thank you for that response.  
8 It's always good to know who the principals are in an LLC that  
9 just has the address, so -- and I -- again, I reiterate, I  
10 appreciate the applicant's work with Housing Help, I believe it  
11 is, in trying to come up with that tenant relocation guaranteed  
12 right to return at comparable rates, both during the relocation  
13 and right -- and when they return, so I appreciate that  
14 collaboration. That's it for me, Mr. Chairman. Thank you. Thank  
15 you, Mr. Mitchum.

16                   CHAIRMAN HOOD: Thank you. Commissioner Stidham, do  
17 you have any questions?

18                   COMMISSIONER STIDHAM: No, I don't think I have any  
19 questions. I was just rereading through the materials. No, I'm  
20 good. Thank you though.

21                   CHAIRMAN HOOD: Okay. Thank you. Commissioner Imamura,  
22 you have any questions?

23                   COMMISSIONER IMAMURA: Thank you, Mr. Chairman. I  
24 align myself with the questions and comments made by Vice Chair  
25 Miller, and just would like the applicant to -- I'm sure they'll

1 do this, but to address the potential inconsistency in the Comp  
2 Plan, the consistency analysis that they addressed, and so just  
3 to emphasize that. Mr. Mitchum, do we know of any opposition in  
4 this case?

5 MR. MITCHUM: Not at this time. OP has not been made  
6 aware of any opposition.

7 COMMISSIONER IMAMURA: Okay. No, I think that's about  
8 it. You know, I'd be interested in -- I think, from what I've  
9 seen that's in the record, it's a very reasonable design solution.  
10 And I'm just curious from the applicant, if they can walk us  
11 through sort of the various iterations that they kind of went  
12 through to arrive at this design solution, as well as sort of  
13 the arrangement of units in this particular facility or building.  
14 So, outside of that, that's all that I have. Thank you, Mr.  
15 Mitchum. Thank you, Mr. Chairman.

16 CHAIRMAN HOOD: Okay. Thank you. Commissioner Wright,  
17 you have any questions?

18 COMMISSIONER WRIGHT: Not really beyond what has been  
19 mentioned. I definitely think this is a case that should be set  
20 down. I think, when we have our hearing, I'd love for the  
21 applicant, as has been stated, to talk a little bit more about  
22 the relocation plan. I also would love for them to explain what  
23 they've done in terms of community outreach. I know we haven't  
24 heard from the ANC yet or from the community, in general, but  
25 I'd love to know more about what the applicant has done in terms

1 of outreach. And, you know, again, I applaud the fact that this  
2 is a 100 percent affordable building and will provide 12 more  
3 affordable housing units than the existing building does. And  
4 it would be helpful to understand, you know, how those affordable  
5 units are managed. Are they affordable in perpetuity; are they  
6 affordable, you know, through some agreement with the Department  
7 of Housing; or are they, you know, just affordable in how the  
8 owner is opting to move forward at this time? I'd like to know  
9 a little bit more about how long they will be affordable and what  
10 the assurance is on that. But that's really it, in terms of  
11 questions. I'll look forward to the hearing on this project.

12 CHAIRMAN HOOD: Thank you. Thank you all. I would  
13 agree with everything I've heard from my colleagues, moving  
14 forward. I don't necessarily have any questions or comments.  
15 So, in that case, I think this is ready for us to set down, from  
16 what I've heard. I would ask, Vice Chair, would you make a  
17 motion?

18 VICE CHAIR MILLER: Thank you, Mr. Chairman. Yes, I  
19 would move that the Zoning Commission set down for a public  
20 hearing Case Number 25-18, Champlain Street Partners, LLC,  
21 consolidated PUD and related map amendment at Square 2560, and  
22 ask for a second.

23 COMMISSIONER IMAMURA: Second.

24 CHAIRMAN HOOD: It's been moved and properly seconded.  
25 Any further discussion?

1                   COMMISSIONER IMAMURA: I think I heard Stidham also  
2 follow up with a second, but it was very quiet, so I'm happy to  
3 defer to Commissioner Stidham for the second.

4                   CHAIRMAN HOOD: Did you really second that, because my  
5 hearing must be going too?

6                   COMMISSIONER STIDHAM: I did not second it that time.

7                   COMMISSIONER IMAMURA: All right.

8                   CHAIRMAN HOOD: Okay. Don't make me -- I know my eyes  
9 are bad, but my hearing too? All right. It's been moved and  
10 properly seconded. Any further discussion?

11                  (No response.)

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

14                  MS. SCHELLIN: Yes, sir. Commissioner Miller.

15                  VICE CHAIR MILLER: Yes.

16                  MS. SCHELLIN: Commissioner Imamura --

17                  COMMISSIONER IMAMURA: Yes.

18                  MS. SCHELLIN: -- who I loudly heard. Commissioner  
19 Hood.

20                  CHAIRMAN HOOD: Yes.

21                  MS. SCHELLIN: Commissioner Wright.

22                  COMMISSIONER WRIGHT: Yes.

23                  MS. SCHELLIN: Commissioner Stidham.

24                  COMMISSIONER STIDHAM: Yes.

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

1 down Zoning Commission Case Number 25-18 as a contested case.

2 CHAIRMAN HOOD: Okay. Ms. Schellin, do we have anything  
3 else?

4 MS. SCHELLIN: Nothing else.

5 CHAIRMAN HOOD: So I do have one thing right quick.  
6 Just indulge me. We don't meet again until the 29th, am I  
7 correct?

8 MS. SCHELLIN: That is correct. I say "nothing else"  
9 unless OP has something.

10 CHAIRMAN HOOD: So I need to -- because I think our  
11 counsel wants to reserve the right to have a closed meeting, and  
12 I'm looking at what's on the agenda now, and I don't think we  
13 need one, so I need to go through the act anyway, just in case  
14 we do have a closed meeting, so let me do that. All right. Y'all  
15 bear with me. We're going to get this straight one of these  
16 days. So that would be the 29th, right?

17 Okay. On January -- this is to announce a closed  
18 meeting on January the 29th at 3:15 p.m. January 29th, the Zoning  
19 Commission will go into executive session that's being held in  
20 order for the Commission to get legal advice from our counsel  
21 regarding the cases noted on the agenda -- and I believe those  
22 cases are Case Number 00-33B; Case Number 25-17 -- but let me say  
23 Jemals Cayre Woodies, LLC, that's 00-33B; 25-17 is the Living  
24 Classrooms Foundation; 25-19 is Johns Hopkins University; and 25-  
25 02 is Northwest One Phase Three Owner, LLC -- again, to receive

1 legal advice from our counsel regarding the cases noted, which I  
2 just spoke about -- the attorney-client privilege between the  
3 Commission and its attorneys, pursuant to DC Official Code  
4 2-575 (b) (4) (A), and to deliberate but not vote on the contested  
5 cases, pursuant to DC Official Code 2-575(b) (13). May I have a  
6 second? No. I move -- I move that we -- this is all -- I'm  
7 going to have to get this straight. Hold on one second. Can I  
8 get a motion -- I make a motion that we go into closed session  
9 on January 29th. Is there a second?

10 VICE CHAIR MILLER: Second.

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

13 (No response.)

14 CHAIRMAN HOOD: Ms. Schellin, would you do a roll call  
15 vote please?

16 MS. SCHELLIN: Commissioner Hood.

17 CHAIRMAN HOOD: Yes.

18 MS. SCHELLIN: Commissioner Miller.

19 VICE CHAIR MILLER: Yes.

20 MS. SCHELLIN: Commissioner Wright.

21 COMMISSIONER WRIGHT: Yes.

22 MS. SCHELLIN: Commissioner Imamura.

23 COMMISSIONER IMAMURA: Yes.

24 MS. SCHELLIN: And Commissioner Stidham.

25 COMMISSIONER STIDHAM: Yes.

1 MS. SCHELLIN: The motion passes.

2 CHAIRMAN HOOD: Okay. The motion passes. The  
3 Commission will meet in closed session on January 29th at 3:15  
4 p.m. I'll tell you what, Ms. Schellin; we're going to get this  
5 worked out, because it looks like, the way BEGA has worked this  
6 out, I'm supposed to do the roll call. That's what this looks  
7 like, but let's work on that offline.

8 MS. SCHELLIN: Okay.

9 CHAIRMAN HOOD: I'm going to send it to you now, because  
10 I probably won't -- yeah, it looks like I'm supposed to do all  
11 that, but, anyway, we're going to get this coordinated. So I  
12 apologize, and everyone forgive us for the indulgence. Look, we  
13 got two weeks off. Enjoy the time off. I don't know who's doing  
14 BZA. Probably -- I don't know who's doing it, but --

15 VICE CHAIR MILLER: (Raises hand and nods head  
16 affirmatively.)

17 CHAIRMAN HOOD: Oh, Rob, you're doing it. Oh, good,  
18 and not me. Everybody else, y'all enjoy your -- enjoy the two  
19 weeks off from Zoning Commission, and I know you have other things  
20 to do. Be safe. And, with that, this meeting is adjourned.  
21 Thanks everybody.

22 (Whereupon, the above-entitled public meeting was  
23 adjourned at 4:38 p.m.)

24

25

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: 01-15-26

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*

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Deborah B. Gauthier