

GOVERNMENT OF
THE DISTRICT OF COLUMBIA

+ + + + +

ZONING COMMISSION

+ + + + +

REGULAR PUBLIC MEETING

+ + + + +

THURSDAY

JANUARY 15, 2026

+ + + + +

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.

HUNT REPORTING COMPANY
Court Reporting and Litigation Support
Serving Maryland, Washington, and Virginia
410-766-HUNT (4868)
1-800-950-DEPO (3376)

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

Case No. 08-340 Capitol Crossing III, LLC and Capitol Crossing IV, LLC	4
Case No. 15-24E JBG/6th Street Associates, LLC and Gallaudet University	8
Case No. 13-08E New Congress Heights Partners, LLC and New Congress Heights Metro Owner, LLC	10
Case No. 96-13B Street Retail, LLC	14
Case No. 25-18 Champlain Street Partners, LLC	17

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

Deborah B. Gauthier