

GOVERNMENT OF
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

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REGULAR PUBLIC MEETING

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THURSDAY

MARCH 26, 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, Robert Miller, Vice Chair, presiding.

ZONING COMMISSION MEMBERS PRESENT:

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

OFFICE OF ZONING STAFF PRESENT:

- PAUL YOUNG, Zoning Data Specialist
- ELLA ACKERMAN, Acting Secretary

OFFICE OF ZONING LEGAL DIVISION STAFF PRESENT:

- HILLARY LOVICK, ESQUIRE
- BRIAN LAMPERT, ESQUIRE
- JACOB RITTING, ESQUIRE

ALSO PRESENT:

- MICHAEL JURKOVIC, DC Office of Planning

The transcript constitutes the minutes from the Regular Public Meeting held on March 26, 2026.

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(4:00 p.m.)

VICE CHAIR MILLER: Good afternoon, everyone. Today is Thursday, March 26th, 2026, and we are convening and broadcasting this Zoning Commission public meeting by videoconferencing. I'm Vice Chair Rob Miller, and I'm joined by fellow Zoning Commissioners Gwen Wright, Joe Imamura, and Tammy Stidham. Anthony Hood, an extremely rare occasion, can't be with us, so I'm trying to do my best to step into his very big shoes. We are also joined by our Office of Zoning staff, Ella Ackerman and Paul Young, who's handling all of our virtual operations. We are also joined by our Office of Zoning Legal Division, Hillary Lovick, Jacob Ritting, and Brian Lampert. I will ask all others, if necessary, to introduce themselves at the appropriate time.

At 3:15 or thereabouts today, the Commission entered into a closed meeting session, which had been approved by a vote of five to zero to zero this past Monday, March 23rd, 2026, at our open session to be -- at that meeting to be -- a hearing (sic) to be held for the purpose of obtaining legal counsel -- legal advice from counsel and to deliberate, but not vote, on the cases on today's agenda. While some discussions were held, there were no decisions made, as there never are in our closed meetings. Upon conclusion of the closed meeting, the Commission has now subsequently entered this open public meeting. Copies of today's meeting agenda are available on the Office of Zoning's website.

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Please be advised that this proceeding is being recorded by a court reporter, and is also webcast live via Webex and YouTube Live. The video will be available on the Office of Zoning's website after the meeting. Accordingly, all those listening on Webex or by phone will be muted during the meeting. For hearing action items, and I think we have just one tonight, the only documents before us this evening -- this afternoon/evening are the application, the ANC setdown report, and the Office of Planning report. All other documents in the record would be reviewed at the time of a public hearing, if we set it down. We do not take any public testimony at our Zoning Commission meetings, unless the Commission requests someone to speak.

If you experience difficulty accessing Webex or with your phone call-in, please call our OZ Hotline number at 202-727-0789 for Webex log-in or call-in instructions. Ms. Ackerman, does the staff have any preliminary matters for the Zoning Commission to consider before we go to the agenda?

MS. ACKERMAN: No, we do not.

VICE CHAIR MILLER: So the first -- I believe the first item on our agenda is final action on Zoning Commission Case 08-06S, brought forth by the Office of Planning, regarding court regulations, I believe, in the downtown zone. Ms. Ackerman, if you want to tee that up, and then we can discuss it.

MS. ACKERMAN: Yes. So, at the conclusion of the

December 18th public meeting, the Commission took proposed action to approve this case. It was referred to the NCPC for its 30-day comment period. At Exhibit 6, we have the NCPC staff report, which advised that the project is not inconsistent with the National Comprehensive Plan, nor would it impact any other federal interests. The Notice of Proposed Rulemaking was published in the DC Register on February 13th, and this case is ready for the Commission to consider final action. Thank you.

VICE CHAIR MILLER: Thank you, Ms. Ackerman. Yeah, I think that this is clearly a technical correction, which we identified I guess during the omnibus hearings. Does anyone have any comments or questions or concerns?

(All Commissioners shake head negatively.)

VICE CHAIR MILLER: Does any Commissioner want to make a motion to approve final action on this case?

COMMISSIONER IMAMURA: I can do that.

COMMISSIONER WRIGHT: I'd be glad to, or would you like to, Commissioner Imamura?

COMMISSIONER IMAMURA: No, I'll defer to Commissioner Wright.

COMMISSIONER WRIGHT: Great. Well, I move that we take final action on Zoning Commission Case Number 08-06S, Office of Planning, court regulations, which is a technical correction to Subtitle I, Section 207.2, and ask for a second.

COMMISSIONER IMAMURA: Second.

VICE CHAIR MILLER: It has been moved and properly seconded. Is there any further discussion?

(No response.)

VICE CHAIR MILLER: Ms. Ackerman, would you please take a roll call vote?

MS. ACKERMAN: Commissioner Wright.

COMMISSIONER WRIGHT: Yes.

MS. ACKERMAN: Commissioner Imamura.

COMMISSIONER IMAMURA: Yes.

MS. ACKERMAN: Commissioner Miller.

VICE CHAIR MILLER: Yes.

MS. ACKERMAN: Commissioner Stidham.

COMMISSIONER STIDHAM: Yes.

MS. ACKERMAN: Staff records the vote five to zero to zero to approve Case Number 08-06S for final action, Chair Hood with the absentee ballot. Would we like the applicant to provide any -- a draft order?

VICE CHAIR MILLER: I think a summary order is obviously -- would be appropriate.

MS. LOVICK: No, we don't need an order.

VICE CHAIR MILLER: Okay.

MS. ACKERMAN: Okay. And we're ready for the next case.

VICE CHAIR MILLER: Okay. So the next case is a time extension, Zoning Commission Case Number 15-21G -- I think that's

right -- DC Housing Authority, two-year PUD time extension at Squares 5115, 5114, and 5116. And I would ask the staff to tee that up for our discussion.

MS. ACKERMAN: So the applicant is requesting a two-year PUD time extension. Additionally, the applicant is requesting a waiver from the requirements of Subtitle Z-705.5. This would allow no more than two time extension requests for an approved PUD and limits the second time extension approval to no more than one year. This would be a fifth time extension.

The applicant states that waiving the requirements of Subtitle Z-705.5 to grant this time extension is needed because of difficulties with inflation, increased construction costs, and high interest rates, which have impacted the ability to timely construct and finance the project.

At Exhibit 4, OP submitted a report in support of the time extension and the waiver, and there is no report from the ANC at this time. This case is ready for the Commission to consider final action. Thank you.

VICE CHAIR MILLER: Thank you, Ms. Ackerman. Yeah, this is another time extension request, the fifth one in this particular case. This is the -- unfortunately, the DC economic climate world that we're currently experiencing. Does anybody have any questions or concerns or comments that they would like to make?

(No response.)

VICE CHAIR MILLER: Would someone like to make a motion to approve the time extension?

COMMISSIONER IMAMURA: Sure, I'll make the motion, Vice Chair Miller, and just comment that this is a common theme that we've seen with current time -- with the time extensions that come before us and, as you've said, the current economic climate of DC, unfortunately, so it seems pretty reasonable and certainly ripe for action. So I move that the Zoning Commission approve the -- Zoning Case Number 15-21G, DCHA two-year PUD time extension at Square 5113, 5114, and 5116, and ask for a second.

COMMISSIONER STIDHAM: Second.

VICE CHAIR MILLER: Thank you both. So the motion has been made and seconded. Any further discussion?

(No response.)

VICE CHAIR MILLER: If not, Ms. Ackerman, will you please take a roll call vote?

MS. ACKERMAN: Yes. Commissioner Imamura.

COMMISSIONER IMAMURA: Yes.

MS. ACKERMAN: Commissioner Stidham.

COMMISSIONER STIDHAM: Yes.

MS. ACKERMAN: Commissioner Miller.

VICE CHAIR MILLER: Yes.

MS. ACKERMAN: Commissioner Wright.

COMMISSIONER WRIGHT: Yes.

MS. ACKERMAN: Staff records the vote five to zero to

zero to approve Case Number 15-21G for final action, Chair Hood's vote by absentee ballot. And that is all.

VICE CHAIR MILLER: Thank you, Ms. Ackerman. So I think our next case is another time extension case, Zoning Commission Case Number 15-27H, 550 Morse CPK Owner C2, LLC, a two-year time extension to a modification of significance to a first and section (sic) -- to a first and second PUD at Square 3587, which I believe is in the Union Market District. So I would ask the staff to tee that up also for our consideration.

MS. ACKERMAN: For this case, the applicant is requesting a two-year time extension to the modification of significance to a first-stage PUD and a second-stage PUD approved in ZC Order 15-27G to file a building permit application by May 10th, 2028, and begin construction by May 10th, 2029. At Exhibit 4, we have the OP report in support of this time extension. At Exhibit 5, we have the ANC 5D report in support. This case is ready for the Commission to consider final action.

VICE CHAIR MILLER: Thank you, Ms. Ackerman. Does anyone have any questions or concerns or comments that they would like to make at this time, or a motion to approve another --

COMMISSIONER WRIGHT: I can make the motion. I move that we approve Zoning Commission Case Number 15-27H at 350 Morse CPK Owner C2, LLC, two-year time extension to modification of significance to first and second-stage PUD at Square 3587, and ask for a second.

COMMISSIONER STIDHAM: Second.

VICE CHAIR MILLER: Thank you. The motion has been made and properly seconded. Is there any further discussion?

(No response.)

VICE CHAIR MILLER: If not, I would ask Ms. Ackerman to please take a roll call vote.

MS. ACKERMAN: Commissioner Wright.

COMMISSIONER WRIGHT: Yes.

MS. ACKERMAN: Commissioner Stidham.

COMMISSIONER STIDHAM: Yes.

MS. ACKERMAN: Commissioner Miller.

VICE CHAIR MILLER: Yes.

MS. ACKERMAN: Commissioner Imamura.

COMMISSIONER IMAMURA: Yes.

MS. ACKERMAN: Staff records the vote five to zero to zero to approve Case Number 15-27H for final action. Chair Hood's vote is by absentee ballot.

VICE CHAIR MILLER: Thank you, Ms. Ackerman. And I think -- I think this is the final item on our agenda this evening, unless somebody has something to bring up, which always is a possibility, but it's a hearing action, whether to set down a hearing for -- a public hearing for Zoning Commission Case Number 25-20, DC General Services, consolidated PUD and related map amendment at Square 5727. This is regarding the MPD 7th District Headquarters replacement modernization project. Do

you -- does the staff have information to tee up for that?

MS. ACKERMAN: So I have the OP setdown report at Exhibit 11, and, usually, I think Chair Hood speaks on this a little, and then we go to the OP presentation, but I can get more information, if you want.

VICE CHAIR MILLER: I think we have a -- so I'll call on the Office of Planning, Michael Jurkovic --

MS. ACKERMAN: They're ready.

VICE CHAIR MILLER: -- good to see you -- for your setdown -- for your presentation of your setdown report, which we have in the public record, so Mr. Jurkovic.

MR. JURKOVIC: Yeah, there it is.

(PowerPoint presentation shared on screen.)

MR. JURKOVIC: Good afternoon, Vice Chair Miller and members of the Commission. For the record, this is Mike Jurkovic, Development Review Specialist with the Office of Planning. The Office of Planning recommends the Zoning Commission set down the consolidated PUD and map amendment for DC Department of General Services.

DGS proposes to redevelop the existing MPD 7th District Headquarters site with a new headquarters facility and parking garage. In addition to PUD design flexibility, the applicant is also requesting flexibility to the maximum lot occupancy and parking requirements. Said parking flexibility seeks to allow access parking at the site, as well as relief to the setback and

location requirements of said spaces. The Commission may grant this flexibility request, pursuant to Subtitle X-303.1, and, if the case is set down, OP will review the requested flexibility and provide recommendations prior to the public hearing.

Next slide please. In regards to the Comprehensive Plan and the Future Land Use Map, it identifies this site as appropriate for a local public facility use and is surrounded by moderate-density residential designation largely. The Comprehensive Plan's guidance on institutional uses is to match the zoning designation with the surrounding uses. Therefore, the redevelopment of this site should be compatible with the surrounding context for the plan, and the RA-2 zone is compatible with the FLUM designation.

We also examined the proposal, as it relates to the Comprehensive Plan policies when viewed through a racial equity lens. From this, we believe that the project would advance aspects of the plan's goals regarding equity, including but not limited to the proposal's design, providing physical improvements to the site and modernizing the facility. The streetscape improvements proposed by the applicant to enhance the pedestrian experience and the community spaces provided for community events and other events, as desired by the neighboring community, is consistent with the application's area element policies.

The full analysis can be found in our report, including economic, demographic, and data trends for the Far

Southeast/Southwest Planning Area. In summary, when evaluated through a racial equity lens, the project would not be inconsistent with the Comprehensive Plan and should further the District's goals and effort towards modernizing its public infrastructure. Therefore, OP finds that the application is sufficient to move forward and recommends the Zoning Commission set down the proposal for a public hearing. That concludes my verbal testimony. I'm here to answer any questions. Thank you.

VICE CHAIR MILLER: Thank you, Mr. Jurkovic, for that presentation and for your very comprehensive written report as well. Do my colleagues have some questions and answers -- concerns or comments they would like to make? Let me call on Commissioner Wright first. I'm sorry I didn't give you an alert that I was going to call on you first.

COMMISSIONER WRIGHT: No problem. Just a few things that I think would be good to address when we come back and have our hearing on this particular project. One is, it is a large number of parking spaces in an above-ground garage, which is generally not what we recommend, but -- neither extra parking, nor in above-ground garages. We, you know, generally recommend below-grade and the minimum number of parking spaces. I do understand this is a somewhat unique situation, because it is not only for the personal vehicles of the employees at the police station, but it's also for the police fleet, and that does require, you know, some additional parking. But, when we come

back, if that could be -- if the reasoning behind that could be fleshed out a little bit more as to why, you know, in this case we're supporting a large number of above-ground parking spaces, I think that would be key.

Another issue which is raised in the staff report talks about the fact that there is -- most of the property is on federal -- I'm trying to get the exact language. There is -- it is on designated federal lands, but there may be a small part of it which is on a Neighborhood Conservation Area. And, again, I don't think that that's problematic, but I do think it should be explained and fleshed out a little bit more at the time when we move the hearing; you know, getting clarification of, you know, is it partially in a Neighborhood Conservation Area and how is the project consistent with that designation.

And, you know, I think when we do -- also, the third thing is, when we come back, knowing if there's any opposition to the proposal. It sounds like there's been work with the community, and that's great. Just want to sort of get on the record if there is any opposition. And, you know, it looks like a very nice -- finally, it looks like a very nice architectural design. Maybe there could be, again, a little more discussion when we hold the hearing about how the building is really going to engage the street and improve the pedestrian experience in the neighborhood and a little bit more about the proposed architecture. But, all in all, this seems like a good project.

I just think, when we do -- and that we should set it down. I just think we might want, when we come to hearing, to cover a couple of those issues. And those are my comments. Thanks.

VICE CHAIR MILLER: Thank you, Commissioner Wright. Mr. Jurkovic, did you have anything -- if you want to say something in response, you're free to do that, but I think Commissioner Wright has laid out what she's like to hear at the public hearing.

MR. JURKOVIC: (Nods head affirmatively.)

VICE CHAIR MILLER: So, Commissioner Imamura, do you have any questions or comments to the Office of Planning?

COMMISSIONER IMAMURA: Thank you, Vice Chair Miller. Mr. Jurkovic, thank you very much for your report. I just echo Commissioner Wright and her requests for clarity and resolution and just expanding on the design. I'm interested in hearing how they arrived at their design solution or their -- and what design gestures didn't work and what led them to this final solution. So, oftentimes, the public just sees a final drawing or a final rendering, but it's helpful to understand how they arrived at their proposed design. So that's all that I'm interested in, in addition to the things listed by Commissioner Wright.

VICE CHAIR MILLER: Thank you, Commissioner Imamura. Commissioner Stidham.

COMMISSIONER STIDHAM: Thank you for your presentation. No questions or requests from me. Thank you.

VICE CHAIR MILLER: Thank you, Commissioner Stidham. I would agree with the comments of my colleagues, and I would like, I guess, more information at the public hearing, if we set this down, which I think we're going to do, on the screening that I think is actually required by zoning regulations of a parking garage structure that is above ground, whether it's landscaped green wall or some other kind of screening. There was some information there in the -- in your report and the applicant's statement, but I just want to get further into that, and I think that's a very important component when you have structured over-ground parking garages, which, as Commissioner Wright said, is not encouraged in the District of Columbia, where we have very limited land space.

And, although it's very expensive to do underground parking, especially for a public project that has a lot of public goals, it's certainly a better use of public space to have that parking to be underground in almost every situation. And then you can do other public purposes above ground, like, in this case, it might have been housing for the police officers and employees, so they would -- might -- maybe not have needed all that parking for their personal vehicles. I guess they would still have the personal vehicles, but that's an issue I would like information on, even though it's not directly related to the zoning case, of how many police officers -- police employees, staff, officers live in the District of Columbia.

We have an affordability issue, obviously, here, but here was an opportunity where there could have been affordable and other housing -- market-rate housing above the needed -- very needed renovation of all of our MPD District Headquarters. We approved, last year I think it was, District 1 Police and Fire development that had -- that does have -- I mean, that's a much higher-density zoned area, but we approved market-rate and affordable housing above that area, with the ANC's support, so that would have been an opportunity. And I would just be interested to know why the District did not pursue that in its RFP or in its initial decisions about this project versus other police projects.

I know there are other police headquarter districts that need renovation, including the one in our neighborhood, 2D, which had an opportunity for housing above for those who work there, which would be not necessarily adversely impacting the neighborhood around them, given the open space and other development that's around them. So I want more information on that, either from OP or the applicant or both, at a public hearing, if and when we have it.

And I guess I want some information from the Office of Planning as to whether you all have been considering, in general -- again, this is kind of off the subject of the specific case -- this is for the future -- have you been considering incentives for doing underground parking instead of structured

above-ground parking -- any kind of zoning incentives in our zoning regulations and whether other jurisdictions -- I don't know if they have the limited land area like we do, but whether they actually require all parking to be underground, except for temporary surface parking on land while a project is being redeveloped.

And, on that subject, I do want information on what's going to happen with -- as OP has requested, during the construction, with all the parking for the employees. Where are they going to park all those 225 vehicles? Will they be on the street while the construction's going on? Maybe I didn't understand that issue totally. But I totally support setdown. Modernization, placement of our -- renovation of our public facilities, particularly our police and fire -- police in this case -- facilities is important, and there's civic community space being provided here as well for the community, as are provided in a lot of District headquarters for the community or the ANC or for citizens associations, which is appropriate to make the police part of the community, even though it needs to be a very, obviously, secure facility.

So those are my comments. I don't really have any questions for you to answer right now, Mr. Jurkovic. Does anybody else have any further questions or comments or want to make a motion to set this down for a public hearing?

COMMISSIONER IMAMURA: I'll make the motion.

VICE CHAIR MILLER: Okay.

COMMISSIONER IMAMURA: All right. Thank you, Vice Chair Miller. I move that the Zoning Commission set down Case Number 25-20, DC General Services, consolidated PUD and related map amendment at Square 5728 and ask for a second.

COMMISSIONER WRIGHT: Second.

VICE CHAIR MILLER: The motion has been made and properly seconded. Ms. Ackerman, would you please take a roll call vote?

MS. ACKERMAN: Yes. Commissioner Imamura.

COMMISSIONER IMAMURA: Yes.

MS. ACKERMAN: Commissioner Wright.

COMMISSIONER WRIGHT: Yes.

MS. ACKERMAN: Commissioner Miller.

VICE CHAIR MILLER: Yes.

MS. ACKERMAN: And Commissioner Stidham.

COMMISSIONER STIDHAM: Yes.

MS. ACKERMAN: Staff records the vote five to zero to zero to approve Case Number 25-20 for setdown as a contested case, Chair Hood -- sorry -- Chair Hood's vote by absentee ballot.

VICE CHAIR MILLER: Thank you, Ms. Ackerman. Do we have anything else on the agenda for this evening's -- this afternoon's meeting?

MS. ACKERMAN: No, we do not.

VICE CHAIR MILLER: Does anybody else have something else they want to bring up for any reason?

(All Commissioners shake head negatively.)

VICE CHAIR MILLER: No? So, with that, this public meeting of the Zoning Commission is adjourned, and I wish you all well on this beautiful day.

(Whereupon, the above-entitled public meeting was adjourned at 4:32 p.m.)

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: 03-26-26

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