

GOVERNMENT OF
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

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REGULAR PUBLIC HEARING

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THURSDAY

APRIL 9, 2026

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The Public Hearing of the District of Columbia Board of Zoning Adjustment convened via teleconference, pursuant to notice at 4:00 p.m. EDT, Anthony J. Hood, Chairperson, presiding.

ZONING COMMISSION MEMBERS PRESENT:

ANTHONY J. HOOD, Chairperson
ROBERT E. MILLER, Vice Chair
JOSEPH IMAMURA, Commissioner
GWEN WRIGHT, Commissioner

OFFICE OF ZONING STAFF PRESENT:

SHARON SCHELLIN, Secretary
PAUL YOUNG, A/V Operations

OFFICE OF ZONING LEGAL DIVISION STAFF PRESENT:

HILLARY LOVICK, ESQ
JACOB RITTING, ESQ
BRIAN LAMPERT, ESQ

OFFICE OF PLANNING:

MAXINE BROWN-ROBERTS, Review Specialist
RYAN HAND, Associate Director, Citywide Planning

The transcript constitutes the minutes from the Regular Public Hearing held on April 9, 2026

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(4:00 p.m.)

CHAIRPERSON HOOD: Good afternoon, ladies and gentlemen. We are convening and broadcasting this public meeting by videoconferencing. My name is Anthony Hood, and I'm joined by Vice Chair Miller, Commissioner Wright, and Commissioner Imamura, and we're also joined by the Office of Zoning staff, Mr. Sharon Schellin and Mr. Paul Young who will be handling all of our virtual operations. Our Office of Zoning Legal Division are with us as well. Ms. Hillary Lovick, Mr. Jacob Ritting Mr. Brian Lampert. I will ask all others to introduce themselves at the appropriate time.

Again, at 3:15 p.m. today, the Commission entered into closed session, and this was approved and we voted on this on April the 6th, 2026, to be held for the purpose of obtaining legal advice from our counsel and to deliberate, but not vote on, the contested cases on today's agenda. While discussions were held, there were no decisions made. Upon conclusion of the closed session, the Commission immediately entered into this open meeting.

Copies of today's meeting agenda are available in the Office of Zoning's website. Please be advised that this proceeding is being recorded by the 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.

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1 Accordingly, all those in Webex or by phone will be muted during
2 the meeting.

3 For hearing action items, the only documents before us
4 this evening are the application and the ANC setdown report and
5 the Office of Planning report. All other documents in the record
6 will be reviewed at the time of the hearing. I don't believe we
7 have any, but I'm going to read it anyway. We do not take any
8 public testimony in our meetings unless the Commission requests
9 someone to speak. If you experience difficulty accessing Webex
10 or with your phone call-in, then please call our OZ hotline number
11 202-727-0789 for Webex login or call-in instructions.

12 At this point, Ms. Schellin, does the staff have any
13 preliminary matters?

14 MS. SCHELLIN: No preliminary matters.

15 CHAIRPERSON HOOD: Okay. But we will proceed with
16 agenda as captioned and noted. First case is under final action,
17 Zoning Commission Case 24-11, Jemal Schaeffer, LLC and Jemal's
18 Bumper George, LLC Consolidated PUD and Related Map Amendment at
19 Square 4268 and Parcel 0153. Ms. Schellin.

20 MS. SCHELLIN: Yes, sir. So this case was actually
21 brought up at the February 26th meeting, and it was for some
22 additional information, and that was when proposed action was
23 taken. And so we have, not additional information, I'm sorry,
24 proposed action was taken and had to go through the benefits and
25 proffers, final proffers, and draft conditions process.

1 So at Exhibit 155 the case was referred to NCPC. They
2 responded back saying that this project was exempt from their
3 review. It fell under one of the exemptions. The Applicant
4 provided their initial list of proffers and draft conditions
5 going through that process at Exhibits 157, 157A, ending with
6 their final list at 158 and 158A. So the Applicant also provided
7 their fourth hearing post-hearing submission, which attached the
8 updated plans and those are found in Exhibits 156 through 156A5.

9 I'll turn this over to the Commission for them to
10 consider final action. Thank you.

11 CHAIRPERSON HOOD: Colleagues, you know, in this case,
12 the case Zoning Commission Case No. 24-11, we had a lot of public
13 testimony at the meetings. We have grappled with this quite a
14 bit. We have fine-tuned. We've even put some uses, not allowed
15 some uses which actually under zone are permitted and working
16 with, collaboratively with the ANCs and the community, and I
17 think the issue where a lot of the PUD undesirable uses, and I
18 think one of them was the chemical storage. I think that's been
19 exempt now from this from this zone, at least for this particular
20 project, and also mechanic shops and other undesirable uses and
21 I know the communit's worked hand in hand and typically, that's
22 not that's not done.

23 So a lot of this has been, as far as I'm concerned,
24 there's a lot has been hashed out. But I will say that the three
25 of us first, we didn't have the votes. We want to try to at

1 least up or down. We asked Commissioner Imamura and, again I'm
2 going to state it, he read the complete record and I want to
3 thank him for doing that, but he also asked for some things, so
4 I'm going to turn it over to him. He asked for a few things
5 about the loading dock and some of the solar panels, but I'll
6 let him speak for himself. But other than that, as far as I'm
7 concerned, I think we've hashed out. I've got, I think we've
8 got to a point where I know the community is not fully happy,
9 but they have got a lot of things that they were concerned about
10 and we made sure that that was impact intact.

11 So with that, Commissioner Imamura, you have any
12 questions or comments? I mean, not questions. Do you have any
13 comments?

14 COMMISSIONER IMAMURA: Thank you, Mr. Chairman.

15 I appreciate the opportunity to provide some additional
16 comments, based off of some of the things that I asked the
17 Applicant to provide. As you stated, Mr. Chairman, that there
18 initially weren't enough votes to move this forward, and I read
19 into the record. And I only mention that because, unfortunately,
20 the Applicant didn't provide the information I requested about
21 the loading docks. And I was a little surprised by that and
22 disappointed in the fact that because this is, the votes were so
23 close for this and it was down to my vote to move this forward
24 to get to this point where we're at possibly taking final action.
25 They did rectify the renderings to show the solar panels facing

1 the right direction, but that was really -- the material
2 importance here was really about the justification for adding 12
3 loading docks and -- or loading bays, rather.

4 You might recall that both Commissioner Wright and I
5 felt that the architecture and landscape plans were a bit
6 underwhelming. I do recognize that the additional or updated
7 plans and elevations for New York Avenue that show some expanded
8 materials or expanded use of materials there. Again, they did
9 rectify the direction of the solar panels and illustrated the
10 green roof there. I do acknowledge that they did make some
11 modifications to the bioretention areas and such. Again, though,
12 I think, I understand the importance of this project to the
13 community, that this parcel has been vacant for some time and the
14 potential that it could have. We have gone through, quite
15 extensively, and discussed about the Comp Plan consistency here,
16 the PUD test.

17 So given all that and the context here in terms of what
18 this could mean for the community, you know, again, I just want
19 to come back to the point that I'm really surprised and
20 disappointed that the Applicant didn't provide the additional
21 information that I had requested and, you know, it was pretty
22 explicit, I thought. And I have focused on that point from the
23 moment that I read into the record. So again, I wish they would
24 have taken my requests more seriously. I certainly want to use
25 this opportunity for future applicants and the public to know

1 that if I ask for something that I won't forget about it and that
2 it shouldn't be dismissed. So the fact that they were dismissive
3 of it, boy, really puts them in an awkward position tonight. I
4 think certainly this starts this process all over again. So
5 sadly, they didn't take my requests seriously enough.

6 But with that, Mr. Chairman, you know, I think that
7 there's enough to move this project forward in spite of their
8 oversight and I'm prepared to move forward tonight to take the
9 vote to move this to final action or to take final action tonight.
10 So I have a lot of reservation, but willing to move forward
11 tonight and for final action here and improve it.

12 CHAIRPERSON HOOD: Okay. Thank you, Commissioner
13 Imamura, and I'm hoping that the Applicant heard you loud and
14 clear because it might not be that way the next time. Okay.

15 All right. Commissioner Wright, unless you've been
16 moved, Commissioner Wright, or changed, maybe something in the
17 record might have shifted you back over to approve it, but outside
18 of that, do you have any comments?

19 COMMISSIONER WRIGHT: Yes. I have not changed my mind.
20 I am opposed to this project in the strongest possible terms. I
21 think it bodes very, very badly for the future of the New York
22 Avenue Corridor and I think that's very sad because the New York
23 Avenue Corridor had, could I put that in the past tense, so much
24 potential. I think it is not a good PUD. I do not think it
25 meets the balancing test. I do not think it represents superior

1 urban design and architecture, which it claims to represent. I
2 do not think it represents superior landscaping or creation or
3 preservation of open spaces. I think that it is not a use of
4 special value to the neighborhood. I think that it does not
5 reflect the best possible urban design architecture and site
6 planning. And for all those reasons, I will be voting against
7 this project.

8 CHAIRPERSON HOOD: Thank you.

9 Vice Chair Miller, do you have anything?

10 VICE CHAIRPERSON MILLER: Thank you, Mr. Chairman.

11 Not much more than what I said when we did proposed
12 action, I guess, in late February that, as you said, Mr. Chairman,
13 I mean the Applicant did a PUD instead of a straight map
14 amendment, which they could have done. But I think OP or the
15 ANCs, or both, asked that they do a PUD so that there would be
16 that community input and there was a lot of community input,
17 which we have in our public record. There were three post-
18 hearing -- at least three post-hearing submissions where they
19 again increased the, as you said, Mr. Chairman, the PDR uses that
20 they took off the table, including the chemical storage one, and
21 they had already taken off the table some of the worst ones that
22 Ward 5 has unfortunately had to live with for too many decades.

23 But speaking about decades, this vacant under-utilized
24 site has been there for a long time, and I think the site across
25 the street, as I think you said at the last meeting, Mr. Chairman,

1 and there've been a lot of hopes and dreams for the site, and
2 this developer, Jemal, they've done mixed-use development on New
3 York Avenue and downtown. That's what they would want to do if,
4 as the former Deputy Director Jennifer Steingasser said, if there
5 was a market for housing here, it would have been done. I mean,
6 they had that Nikea development and that had to close. They do
7 have that housing of the, I don't know if they were part of the
8 -- I think they were part of the Heck Company Residential
9 Development. I mean, that's what they want to do.

10 So I'm hoping, you know, and the Council, as we know
11 from our previous discussions, I think the last Comp Plan
12 amendment cycle added that PDR use to the mixed-use, high-density
13 commercial/residential use that was previously on the Future Land
14 Use Map and a straight map amendment PDR, which is what we have
15 here with all the conditions to mitigate against concerns the
16 community has. A straight PDR probably would have been not
17 inconsistent with the Comp Plan because you don't have to have
18 every single thing that's designated on the Comp Plan map as
19 we've interpreted and as the courts have interpreted. And I
20 would prefer, as I've said previously, that if there was a more --
21 and I think Commissioner Wright has said -- a more nuanced zoning
22 category that would not, such as the PDR one that we may be about
23 to prove in this case, that would actually prohibit a future
24 residential use on this part of the site.

25 But there is a larger site and my hope and dream at

1 this point, hopes and dreams have been altered, is that this
2 development which has been improved due to all the community
3 input and the changes that the Applicant has tried to make in
4 response to our concerns, ANC 5C and E concerns, hopefully this,
5 and hopefully it will jump start residential development in the
6 back of the site, and there is a buffer there and all along New
7 York Avenue, which is a gateway for, it should be a beautiful
8 gateway, active gateway, and warehouse is obviously not an
9 activating use. And I understand that concern, but I'm prepared
10 to move forward this evening as I was at proposed action.

11 So thank you, Mr. Chairman.

12 CHAIRPERSON HOOD: Thank you. Thank all of my
13 colleagues for going through this whole process. I think we
14 have done a lot of changes, nuances, worked with the community,
15 worked with the developer, and I would caution the developer
16 and Commissioner Imamura's granted a lot of grace. Typically,
17 when you don't adhere or give a Commissioner, especially as
18 close as this vote is, what they ask for then you run the risk
19 of not getting anything. But he's given a lot of grace today.
20 He knows a lot of work has been put into this, and I want to
21 thank him for even reading the record. He read the record. If
22 he didn't read the record, we would be nowhere.

23 But either way, I'm not going to get into how long it's
24 been vacant. I'm not going to get into all the stuff that I
25 thought was coming in there, the bowling alley. I'm not going

1 to get into all that over the years because it's been about 30
2 years worth of stuff that's been coming down there, and you tell
3 them I'm putting on promised land. Been on promised land for a
4 long time and ain't nothing happened. And then I'm hoping that
5 this will at least make across the street look better, and I'll
6 just leave it there for now. So hopefully, it works out. I hear
7 what Commissioner Wright says, but in about 30 years from now I
8 can tell Commissioner Wright I think we were right. So let's
9 just see how this goes. All right.

10 So with that, I'm going to ask any other comments?

11 (No response.)

12 CHAIRPERSON HOOD: Vice Chair Miller, would you make
13 the motion, please?

14 VICE CHAIRPERSON MILLER: Okay. Thank you, Mr.
15 Chairman.

16 I would move that the Zoning Commission take final
17 action on Zoning Commission Case No. 24-11 Jemal Schaeffer, LLC
18 and Jemal's Bumper George, LLC. They always have funny names for
19 their projects. Consolidated PUD and Related Map Amendment at
20 Square 4268 and Parcel 0153, and ask for a second.

21 CHAIRPERSON HOOD: Okay. I'll second it. It's been
22 moved and properly seconded. Any further discussion? Not hearing
23 any, Ms. Schellin, would you do a roll call vote, please.

24 MS. SCHELLIN: Sure.

25 Commissioner Miller?

1 VICE CHAIRPERSON MILLER: Yes.

2 MS. SCHELLIN: Commissioner Hood?

3 CHAIRPERSON HOOD: Yes.

4 MS. SCHELLIN: Commissioner Wright?

5 COMMISSIONER WRIGHT: No.

6 MS. SCHELLIN: Commissioner Imamura?

7 COMMISSIONER IMAMURA: I'll let there be a long pause
8 for dramatic effect here. Yes.

9 MS. SCHELLIN: Okay. So staff records the vote three
10 to one to one to approve final action in Zoning Commission Case
11 24-11, the minus one being Commissioner Stidham, not present, not
12 voting, and the opposed being Commissioner Wright. And that's
13 where we get to three one one. Thank you.

14 CHAIRPERSON HOOD: Okay. Thank you. Let's keep moving
15 on the agenda. Okay. Time extension. Zoning Commission Case
16 No. 23-18A Cubed Partners, LLC Three-Year Time Extension for
17 Voluntary Design Review at Square 4208. Ms. Schellin, if you can
18 tee us up and we'll start with Commissioning Imamura, please.

19 Ms. Schellin?

20 MS. SCHELLIN: Sure. This, as you stated, was a request
21 for a three-year time extension for voluntary design review. The
22 Applicant has stated that they are filing for a building permit
23 application. This would require them to file for their building
24 permit application by March 8th of 2029 and commence construction
25 by March 8th, 2030. They have also asked for a waiver request

1 from Subtitle Z, 705.3, which allows the Commission to grant
2 extensions for no more than two years to allow this one for three
3 years. The Applicant's justification, like most that we have
4 seen recently, due to increase or limited public financing with
5 some of the LIHTC credits and HPTF and tax exempt bonds to attract
6 some of the private capital and affordable, it's been difficult
7 for many developers, and then the misaligned timeliness
8 associated with public financing and regular financing, I guess,
9 being pursued by the Applicant. And as we've heard over and
10 over, increased construction costs and interest rates, and just
11 not knowing what's going to happen in the District real estate
12 ecosystem.

13 So the Applicant has put that forth as their
14 justification, and I will turn this over to the Commission. As
15 of the last time I checked the record, it earlier this morning,
16 I did not see anything from ANC 5B, but the 30 days has passed.

17 Thank you.

18 CHAIRPERSON HOOD: Okay. Thank you, Ms. Schellin.
19 Commissioner Imamura, could you get us started, please?

20 COMMISSIONER IMAMURA: Certainly. Thank you, Mr.
21 Chairman, and thank you Ms. Schellin for the thorough summary
22 there.

23 I think there's one thing I want to underscore or
24 emphasize that Ms. Schellin has shared, and that's just the
25 misaligned timelines associated with the public funding

1 mechanisms there and that's, I think, the real driver here for
2 the three-year time extension versus our typical two-year.

3 I also want to point out the fact that to evidence the
4 financial challenges and necessity for the three-year extension,
5 the Applicant had also provided into the record excerpts from
6 DHCD in 2023 and 2024, the RFP Exhibits 2B and 2C, and the
7 Applicant's estimated project financing pathway in Exhibit 2D
8 there. So there's certainly a substantial amount of evidence
9 here, I think, to justify and approve the financial or the time
10 extension here. Also, I want to just emphasize as well for those
11 in the public that are curious a little bit more about this
12 project. It's a new mixed-use project with 70 senior affordable
13 dwelling units that equate to 50 percent MFI.

14 So it's a really important project. I do recall the
15 design or the proposed design solution for this, and it was a
16 really nice design and, again, a really important project for the
17 community and surrounding neighborhood. So with that, I'm
18 prepared to vote in support and certainly interested to hear what
19 my peers have to say.

20 CHAIRPERSON HOOD: Okay. Let's see. Does anybody else
21 have any additional comments? I think Commissioner Imamura has
22 teed it up and got us ready all to the point. Did anybody have
23 anything else to add?

24 (No response.)

25 CHAIRPERSON HOOD: Okay. So Commissioner Imamura,

1 you've done such a good job. You won't hear anything from us.
2 So if you want to go ahead and make the motion, that would be
3 great.

4 COMMISSIONER IMAMURA: Gladly. Thank you, Mr.
5 Chairman.

6 I move the Zoning Commission approve both the time
7 extension and the waiver in one motion here for Zoning Case No.
8 23-18A Cubed Partners, LLC, a Three-Year Time Extension for
9 Voluntary Design Review at Square 4208, and ask for a second.

10 COMMISSIONER WRIGHT: Second.

11 CHAIRPERSON HOOD: Okay. It's been moved and property
12 seconded. Any further discussion?

13 (No response.)

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

16 MS. SCHELLIN: Sure.

17 Commissioner Imamura?

18 COMMISSIONER IMAMURA: Yes.

19 MS. SCHELLIN: Commissioner Wright?

20 COMMISSIONER WRIGHT: Yes.

21 MS. SCHELLIN: Commissioner Hood?

22 CHAIRPERSON HOOD: Yes.

23 MS. SCHELLIN: Commissioner Miller?

24 VICE CHAIRPERSON MILLER: Yes.

25 MS. SCHELLIN: And the vote is four to zero to one to

1 approve final action in Zoning Commission Case No. 23-18A, the
2 minus one being Commissioner Stidham, not present, not voting.

3 Thank you.

4 CHAIRPERSON HOOD: Great. Thank you.

5 Next, we'll move to our next case. Zoning Commission
6 Case No. 20-06E Felice Development Group, One Year Time Extension
7 in Square 1048S.

8 Okay. Ms. Schellin?

9 MS. SCHELLIN: Yes, sir.

10 And this one, as you stated, it is a one-year time
11 (audio interference) commence construction no later than April
12 23rd, 2027. In this case, the Applicant submitted their building
13 permit application (audio interference) within the April 23rd,
14 2025 deadline. Their justification for this time extension,
15 again it goes on with the challenges in securing sufficient
16 project financing, elevated interest rates, the underwriting is
17 getting very tight in getting loans processed, and slow
18 multifamily construction and groundbreaking. They're just,
19 pretty much as I've said before, the same justifications we're
20 seeing over and over.

21 So I will turn this one, other than to say that at
22 Exhibit 4, OP does recommend approval supporting this. As of
23 this morning when I checked, I did not see a response from ANC
24 6D, although they may have but I don't think they did. They're
25 usually pretty good though. So this is ready for the Commission

1 to consider action.

2 CHAIRPERSON HOOD: Okay. Thank you.

3 I'm going to ask Vice Chair Miller to do the start on
4 this one.

5 VICE CHAIRPERSON MILLER: Okay. Thank you, Mr.
6 Chairman.

7 Yes. As Ms. Schellin said, this is just yet another
8 time extension request, which I think the good cause has been
9 demonstrated of the financing challenges of the recent market in
10 D.C. for a number of reasons has presented to development going
11 forward. So this is at 1333 M Street, Southeast, I think. It's
12 a big project, 900 units of both market rate and affordable
13 housing and I think 44,000 square feet of retail or other
14 amenities. So we all would like to see this move forward. It's
15 a one-year time extension. I hope that can be realized. The
16 forecasts don't seem to show that in one year something will be
17 different, but we all can be optimistic. So I'm ready to move
18 forward and make a motion unless somebody wants to say something
19 else about it.

20 (No response.)

21 VICE CHAIRPERSON MILLER: Okay. So I will move that
22 the Zoning Commission approve Zoning Commission Case No. 20-06E
23 Felice Development Group One-Year Time Extension at Square 1048S.
24 That's at 1333 M Street, Southeast and ask for a second.

25 COMMISSIONER WRIGHT: Second.

1 CHAIRPERSON HOOD: It's been moved in probably
2 seconded. Any further discussion?

3 (No response.)

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

6 MS. SCHELLIN: Ready?

7 CHAIRPERSON HOOD: Yes. If you could do a roll call
8 vote.

9 MS. SCHELLIN: Okay. Sure.

10 Commissioner Miller?

11 VICE CHAIRPERSON MILLER: Yes.

12 MS. SCHELLIN: Commissioner Wright?

13 COMMISSIONER WRIGHT: Yes.

14 MS. SCHELLIN: Commissioner Hood?

15 CHAIRPERSON HOOD: Yes.

16 MS. SCHELLIN: And Commissioner Imamura?

17 COMMISSIONER IMAMURA: Yes.

18 MS. SCHELLIN: The vote is four to zero to one to
19 approve final action in 20-06E, the minus one again being
20 Commissioner Stidham, not present, not voting, and in case I
21 forgot it in the other case, both of these cases, if they could
22 provide draft orders within two weeks, that would be great.

23 CHAIRPERSON HOOD: Okay. Thank you.

24 Let's move to the next proposed action. And in this
25 case, I'm going to try to tee it up as best and let me just start

1 off by thanking our legal counsel putting some things together.
2 I'm going to try my best to walk through some of this. There's
3 quite a bit of moving parts and then after I get through walking
4 us through, hopefully without any problems, but I'm going to then
5 turn it over to Commissioner Wright. Ms. Schellin, oh, I got to
6 call the case first. Okay.

7 So Zoning Commission Case No. 25-09 Office of Planning
8 Text and Map Amendments to Create the Cleveland Park Neighborhood
9 Mixed-Use Zones. Ms. Schellin?

10 MS. SCHELLIN: Yes, sir.

11 If you recall the Commission at their March 12th public
12 meeting, they considered a letter from Councilmember Frumin and
13 that was at Exhibit 247, requesting that the Commission reopen
14 the record to allow public comments in response to OP's second
15 supplemental report prior to consider proposed action. The
16 Commission decided to allow that until March 26th. There were
17 some comments provided in the record. There's quite a list.
18 Rather than going through each individual name, I'll just say
19 they range from Exhibits 251 up to about 273 and then at Exhibit
20 246 was where you have the first OP, that was to ask them to
21 extend, so forget about that one. That was the last meeting. So
22 the second OP report was provided at Exhibit 250. That's the
23 one that they were responding to along with the attachment in
24 250A and 250B to that report.

25 And so you have all of those responses before you, and

1 I will turn it over to you to consider proposed action. Thank
2 you.

3 CHAIRPERSON HOOD: Thank you, Ms. Schellin.

4 I want to start off like this -- with this, which is a
5 little different. We're creating a zone text and map amendment
6 over here in Cleveland Park. Great. And we're doing it in other
7 areas. But I know that there has been a neighborhood that has
8 been, and I've said this before, and I'm going to start pushing
9 it, you know, once you go through a confirmation hearing and
10 people kind of zero you back in, as I mentioned yesterday, you
11 know, it kind of helps you refocus.

12 I have a city that's been asking for a while. I want
13 to know why is it that, no offense to Cleveland Park, no offense
14 to anybody else within Dupont Circle, no offense to any of them,
15 but here's a neighborhood that's crying out to do the exact same
16 thing. So I'm going to ask the Office of Planning to work with
17 Ivy City or explain to me why Ivy City did not get a zone like
18 other neighborhoods. What's the problem? Is it a staffing issue?
19 Do you need more time? But I know the folks over there are
20 chomping at the bit to have a zone created.

21 Now, let's get to the case at hand. As Ms. Schellin
22 mentioned, we had some new exhibits, and again, I want to thank
23 our legal counsel for kind of pulling some of this together
24 because I wouldn't have been able to do all this. As with my
25 colleagues, we have other things going on. There's a lot of

1 moving parts. I'm just going to go in general. Some of the
2 comments we received, some of them said OP has failed to explain
3 why MU-8 is the most appropriate zone and that the MU-5 zone
4 would be better suited.

5 Another person's similar, pretty much some of this as
6 we've heard before, the proposed zones allow too much building
7 height and will destroy the historic character of the surrounding
8 areas. One of the big things we heard about was setbacks, front
9 setbacks and step-downs are appropriate zoning tools that should
10 be included in the zoning regulations. IZ Plus does not achieve
11 racial equity because deeper levels of affordability are required
12 to allow Black households to qualify. OP's infrastructure report
13 is inadequate. Increased density should require increased
14 affordable housing requirements.

15 Now we did receive, as noted, some positive comments,
16 calls for higher IZ set asides don't pencil out, and if projects
17 don't pencil out, projects don't get built. The District-wide
18 IZ Plus program is being reviewed and updated, and IZ Plus
19 programs should be uniform throughout the District and not
20 adjusted based on our local geography. And then after OP studies
21 the IZ Plus program, if it decides to propose changes to the
22 program, the public will have an opportunity to engage in the
23 case based on evidence. Cleveland Park and Woodley Park haven't
24 had zoning setback requirements for over 40 years, so allowing
25 HPRB to decide setbacks is logical and consistent with these

1 historic districts, our District's history.

2 And then, you know, through that, the Office of
3 Planning did respond to the affordability. OP noted that the IZ
4 Plus affordability requirements were based on an economic
5 analysis detailed in Zoning Commission Case 20-02. OP also
6 described the different kinds of subsidies used to reach deeper
7 levels of affordability and noted that the funding for those
8 kinds of subsidies are limited and competitive.

9 Then they also responded to the IZ Plus requirement.
10 OP noted that the zoning regulations explicitly would require IZ
11 Plus Subtitle H-500.1, 600.1, 504.1, and 604.1. And then
12 potential Comp Plan inconsistencies. OP noted that the existing
13 Cleveland Park and Woodley Park zone designates are inconsistent
14 with the Comp Plan, which anticipates greater density than
15 currently exists, and that the proposed zones are appropriate
16 with the Comp Plan. OP also noted that the proposed zoning along
17 with HPRB review would allow for the preservation of the
18 characteristics of existing building permits.

19 And then the question of matter-of-right development.
20 OP noted that the new development to historic or contributing
21 building in the zones would undergo historic review where the
22 public may participate. OP also noted that there may be design
23 elements in zoning that require some kind of relief through the
24 BZA or Commission case subject to the community input.

25 And we get to setbacks, front setbacks. OP noted that

1 the proposed zoning should not overly regulate the area on which
2 historic review will focus and that the CADG were being performed.
3 The HPRB committed that each project will likely present its own
4 specific challenges, and that the solution would vary depending
5 on the site-specific conditions and the individual character of
6 the building. Goes to the question of infrastructure which was
7 mentioned earlier, was inadequate. I'm just trying to say how
8 they have responded. OP noted that the infrastructure assessment
9 was prepared by the CADG. Now CADG, and I forget it off the top
10 of my head, somebody remind me, CADG question (indiscernible).

11 VICE CHAIRPERSON MILLER: Cleveland Park Development
12 Guidelines.

13 CHAIRPERSON HOOD: Wait. Cleveland -- is it Cleveland
14 Park Development Guidelines or CAD?

15 COMMISSIONER WRIGHT: Connecticut Avenue Development
16 Guidelines.

17 CHAIRPERSON HOOD: Okay. All right. All right.
18 Connecticut Avenue. I knew it was some guidelines. Okay.
19 Connecticut Avenue Development Guidelines were developed. The
20 assessment noted that the increased demand for infrastructure
21 systems was not anticipated to occur within the next 25 years.

22 Then the planning unit development. OP noted that PUDs
23 are allowed in the proposed zones if they meet the PUD
24 requirements of Subtitle X, Chapter 3 and that the PUDs would not
25 be granted any additional higher or density over what's allowed

1 in the zones. Any necessary relief would be through a variance
2 or special exception.

3 Now, one of the things that I've heard, that I've been
4 hearing, and I've mentioned this a couple of times, and I think
5 what some of this involves is that we're making things a matter-
6 of-right and we're pushing the envelope to make things matter-
7 of-right, and we're taking our public input. And that last one,
8 that's something I want us to make sure that that's not what
9 we're doing, and I see what the Office of Planning is trying to
10 assure the community that there are other avenues to where they
11 will have that input.

12 But anyway, other than that, let me turn it over to
13 Commissioner Wright and then I'll come to you, Vice Chair Miller,
14 then Commissioner Imamura, and then myself.

15 Commissioner Wright?

16 COMMISSIONER WRIGHT: Thank you.

17 I think that getting additional public testimony on the
18 OP supplemental report was very helpful, and I'm glad we decided
19 to do that. For me, it helped crystallize several key issues
20 and I think, Chairman Hood, you've covered what a number of those
21 issues are. If you'll excuse me for one minute, I have an alarm
22 going off.

23 CHAIRPERSON HOOD: I'm too lazy to scroll down. We
24 don't have a hearing action today, do we? I don't remember seeing
25 one. Okay. Thank you. That's how lazy I am.

1 COMMISSIONER WRIGHT: All right. Sorry about that, bad
2 timing. So I think that, again, you know, I'm hoping we can
3 start to hone down and focus on some of these specific issues.

4 The first one I'd like to talk about a little bit is
5 all the discussion about IZ Plus and a lot of the concerns that
6 have been raised that IZ and IZ Plus, which are implemented the
7 same way throughout Washington D.C., throughout the City, are not
8 producing enough truly deeply affordable housing. And, you know,
9 having worked again in a jurisdiction that has had a moderately
10 priced dwelling unit program since 1974, meaning Montgomery
11 County, you know, we heard those same and we hear those same
12 concerns being expressed that you can have inclusionary zoning
13 or an MPDU program or inclusionary zoning plus, but if you're
14 aiming at 60 to 80 percent area median income, you aren't really
15 getting to the deeply affordable housing.

16 The problem really is is that these required affordable
17 housing inclusions are based on some fairly detailed economic
18 models about what is realistic. You know, I don't think that
19 people fully acknowledge that, you know, the percentage of
20 inclusionary zoning units or the percentage of inclusionary
21 zoning plus units is, you know, that wasn't plucked out of the
22 air. Those percentages were actually based upon an economic
23 analysis of what would be possible given different densities.

24 And so I am concerned, and also the point that has been
25 made and that I will tell you from my own personal experience is

1 true is that to get to the deeper levels of affordability, the
2 30 percent and 50 percent affordability, you need additional
3 subsidies, financial subsidies to make the project actually
4 workable, and you get those through low-income housing tax
5 credits, through programs that the City is enacting through its
6 housing trust fund. You get those additional subsidies with
7 additional programs. So the inclusionary zoning, the economic
8 model for inclusionary zoning, really just you can't say we just
9 want everyone to do 30 percent, and we want people to do it at a
10 lower, you know, we want more housing at lower area median income,
11 and that's just we sort of should put that in there and it will
12 happen. Because the reality is that it won't happen because
13 there are economic models that show that it actually is not
14 possible to do that.

15 And so, you know, I hear the concern, and I really do
16 appreciate the desire of many of the groups in Ward 3 to provide
17 the maximum amount of affordable housing at the lowest possible
18 area median incomes to increase, you know, accessibility to
19 housing and diversity within Ward 3. We are all on the same page
20 of wanting that. But one of the problems is, you know, how do
21 you get there without -- you know, by creating requirements that
22 are so high, you may end up with no new housing and then you get
23 no additional affordable units.

24 So I was happy to hear that the Office of Planning has
25 received a grant from COG to go back and look at those economic

1 models that the citywide inclusionary zoning program is based
2 upon, and I think it is definitely, you know, worth doing and I
3 think that there should be, frankly, regular check-ins and
4 updates to our inclusionary zoning laws to make sure that we are
5 using the right economic models and that we are creating
6 requirements that are doable.

7 But, you know, I actually don't support the idea of
8 creating a specialized set of rules for Cleveland Park and Woodley
9 Park. I think that the City should have one inclusionary zoning
10 program that is applied to all communities. I do think that
11 there is an opportunity for advocates in Ward 3 to work with the
12 Department of Housing on trying to direct additional programs and
13 resources to some of these Ward 3 projects to subsidize and create
14 more affordable housing.

15 I know we looked at a project a few months ago on
16 Wisconsin Avenue that was using, I think it was called the HANTA
17 program, that was going to provide -- and the number of units
18 would be 30 percent of all of the units in the building would be
19 affordable at a range of income levels. That's fantastic. And
20 I think that's the way to move forward to try to get additional
21 levels of affordability, to get more units, and to get different
22 levels of affordability. So there was a lot of testimony about
23 the idea of create specific additional requirements for this area
24 along Connecticut Avenue in Cleveland Park and Woodley Park, a
25 higher number of units and lower levels of area median income and

1 I don't really support that. I think it needs to be looked at
2 comprehensively as a City issue and updates to the inclusionary
3 zoning program, and I do think that we should be requiring IZ
4 Plus, which does give pretty high percentage of affordable units,
5 and we should be encouraging the City and housing advocates in
6 the City to work on ideas for additional subsidies that can bring
7 down the area median income of the units that are provided. So
8 that's sort of one discrete issue that we did get a lot of
9 testimony about.

10 The second issue --

11 CHAIRPERSON HOOD: Commissioner Wright, Commissioner
12 Wright?

13 COMMISSIONER WRIGHT: Yes.

14 CHAIRPERSON HOOD: I like the way you framed that.
15 Let's hear from others so that that way we can take it off --

16 COMMISSIONER WRIGHT: On that topic. Sure.

17 CHAIRPERSON HOOD: I like the way you're framing it.
18 If you could kind of leave, you could be the Chair for a few
19 minutes. So let's see what others -- and I think Commissioner
20 Wright really teed that up well for us.

21 So Commissioner Imamura, anything to add on that topic?

22 COMMISSIONER IMAMURA: Thank you, Mr. Chairman.

23 I'm not sure that I have anything more to add to
24 Chairman Wright's comments there, but it was very thorough, as
25 you said, and I certainly agree with Commissioner Wright and her

1 point of view and share her point of view. So interested to hear
2 Vice Chair Miller's thoughts.

3 CHAIRPERSON HOOD: Vice Chair Miller?

4 VICE CHAIRPERSON MILLER: Thank you, Mr. Chairman, and
5 thank you, Commissioner Imamura and Commissioner Wright.

6 Yes. I think, I agree with all of the comments you
7 made about the inclusionary zoning program, IZ and IZ Plus and
8 the suggestions that we've gotten, how to apply it to or not
9 apply it to this new proposed Cleveland Park mixed-use zone. The
10 only thing I would add is that just to emphasize what you said.
11 I mean, this is just one tool, one little tool in the toolbox
12 that we have control over and that is totally nonsubsidized by
13 the City.

14 It's private market subsidized and thankfully in the,
15 I'm trying to think how long, 20 years since it was enacted by
16 the Council and the Zoning Commission, it took a while to get it
17 implemented. It's basically been upheld and not challenged that
18 we have basically required private developers to include
19 affordable housing units at certain levels and we, as a Zoning
20 Commission, amended it once so far, at least, to lower the
21 affordability levels as I recall for rental to 60 percent. I
22 think it was 50 and 80, 50, half and half, 50 and 80 at one point.
23 We thought TD was ridiculous. And then we did IZ Plus with Office
24 of Planning's proposal to when there's a map amendment increasing
25 density, to increase that set aside from instead of 8 to 10

1 percent to 20 percent.

2 So this is a private market subsidized affordable
3 housing, one tool, just one little tool program, and all the
4 other tools that Commissioner Wright mentioned which do include
5 federal and District subsidies to get to the more deeply
6 affordable or greater set asides for affordable housing. So, and
7 it does with the median family income, which is based on the area
8 of median family income of the incredibly high income of
9 Washington metropolitan area that is a high that doesn't get to
10 the deeply affordable. But it gets to, with the two-household
11 family, it gets to the police officers, the teachers, other more
12 middle class, working class people who otherwise would not be
13 able to afford or have an opportunity to have a home in these
14 projects.

15 So I'm comfortable. I appreciate the testimony that
16 we got, and certainly understand the goals of having more deeply
17 affordable and greater set asides of IZ, but don't think we should
18 do it on a piecemeal basis. It should be citywide and we're
19 going to be looking at that citywide in the very near future. So
20 that's all I have to add to that.

21 CHAIRPERSON HOOD: So I just, as Commissioner Wright
22 was talking, I was sitting here thinking. I'm one of those --
23 I'm guilty, Commissioner Wright. I'm one of those who yells 30
24 percent. I'm also one of those who yelled zero percent some
25 years ago, and I knew when I was young that people thought I was

1 crazy, especially when I said zero percent and I said this
2 yesterday. But I think that you are exactly right. You know,
3 what we need is a partner. You know, the tax credits and other
4 thing, everybody thinks that we can get to the 30 percent. We
5 have to have help. We need to put a help wanted sign up because
6 it's getting to the point that everybody thinks that we can just
7 do it. As the Vice Chair always says, this is just one tool.

8 So I would agree with the comments of my colleagues and
9 that's all in the same effort right now, but help wanted and I'll
10 leave it at that. Okay.

11 Commissioner Wright, can we go to the next one, please?

12 COMMISSIONER WRIGHT: Sure. The next issue that,
13 again, has been raised by a lot of people and that I don't think
14 we've gotten really a very sufficient response from Office of
15 Planning, is why did they choose the MU-8 zone rather than, you
16 know, some people have talked about MU-5. I'm even thinking MU-
17 7. When we asked for the information about the, I think, very
18 appropriate, very good building in Van Ness, I think it's called
19 Park Van Ness, that has been built in the last decade, large
20 increase in housing, ground floor retail, you know, seems to fit
21 well with the streetscape and the overall scale of the community,
22 That's at MU-7.

23 And, you know, I guess I am still wanting a clearer
24 idea from the Office of Planning why they specifically chose MU-
25 8 in Cleveland Park and MU-9 in Woodley Park. And you know, what

1 was the rationale when other zones like MU-7 have been very
2 successfully used in Van Ness, for example.

3 And so that's something that I am still troubled by
4 because I think we've talked about it, but I honestly don't feel
5 like we've gotten a truly clear explanation and rationale as to
6 why MU-8 is the correct zone to select. You know, why did they
7 pick, you know, a height of 75 feet out of the air, in other
8 rezonings that we've picked other heights. I don't know exactly
9 what the specific rationale is. So that's another topic.

10 The -- and I'll keep going unless you want to talk
11 about each of them individually.

12 CHAIRPERSON HOOD: I want to talk about each one so we
13 we can --

14 COMMISSIONER WRIGHT: Okay.

15 CHAIRPERSON HOOD: -- formulate, so we won't have to
16 keep going back and forth for everybody to talk about each one.
17 So I like the way you're doing it. I want to talk about each
18 one.

19 Commissioner Imamura, any comments on this particular
20 issue of the height, I mean, the zone?

21 COMMISSIONER IMAMURA: Thank you, Mr. Chairman.

22 No. Again, I'm in agreement with Commissioner Wright.
23 I think the focus here is just on the rationale and this is
24 something that Vice Chair Miller and I have asked applicants in
25 the past to provide sort of the rationale and a thorough sort of

1 explanation of what other considerations and maybe precedents
2 have been set elsewhere. And that's not just for map amendments,
3 but also I've asked for that, you know, when we're talking about
4 design reviews, right, so that we can understand, make an informed
5 decision. We have to understand what other decision points were
6 made or how did you arrive at this recommendation and so without
7 that, it's very difficult. And so I'm in agreement with
8 Commissioner Wright on this.

9 CHAIRPERSON HOOD: Vice Chair Miller.

10 VICE CHAIRPERSON MILLER: Thank you, Mr. Chairman.

11 Yes. I agree with the comments of my colleagues. I
12 think we asked, as we usually knew why one zone was picked over
13 another even though both may be not inconsistent with the
14 Comprehensive Plan Future Land Use Map designation, and we really
15 didn't get a fulsome response from OP. I know that they're here
16 as attendees. I don't know if they're prepared to answer that
17 or if my colleagues want to hear from them. I think our rules
18 allow that to happen, but I would like to hear. I think they
19 probably can provide a rationale. I think I could provide a
20 rationale, but we asked for the Office of Planning's professional
21 rationale about that, and I personally would like to hear from
22 them on that subject.

23 CHAIRPERSON HOOD: Let me just caution this, the way
24 this case has been going and in another case, about letting the
25 public comment. If they make a comment, then the public's going

1 to want to comment. I think I would rather have something in
2 writing on this issue. I think that's the best way for us so we
3 can examine it.

4 So Vice Chair, I hear what you're saying. They can
5 come up and do it, but the way things have been going, I would
6 rather have something in writing and I've got to talk to legal
7 counsel to find out because this thing will keep going on and on
8 and on, and never stop. But I would rather have it in writing
9 because I also too think I know why they chose the MU-8 as opposed
10 to 7. But I need to hear from them. I don't want to do what
11 they are supposed to be doing. I would ask them to provide that.
12 Unless my colleagues disagree with me --

13 VICE CHAIRPERSON MILLER: No. I think that makes sense.
14 I would just say there's only about a ten-foot height difference
15 between the two zones we were asking for. It is an increase in
16 density as well. Maybe from 3.5 in the MU-5 to 5. These are
17 two historic districts, which I think that Commissioner Wright
18 is about to get into in the next subjects.

19 But we'll have design review in most cases because they
20 are historic districts, and the public will be able to weigh in
21 on the compatibility issues there although I have a comment about
22 that in terms of the public testimony we received in response to
23 OP's rationale for about the HBRB can take care of design review.

24 CHAIRPERSON HOOD: So I'm hoping, I'm sure someone in
25 OP is listening. We do want that explanation about why MU-8 was

1 chosen as opposed to MU-7 or some other zone. And as Commissioner
2 Imamura has mentioned, we've asked them for that quite a bit. So
3 please, if you could do that, and if you could submit just, you
4 don't have to write a book for us, just a sound bite for us to
5 be able to understand exactly how we got there.

6 All right. I don't know. Commissioner Wright, are you
7 going to the historic?

8 COMMISSIONER WRIGHT: Yes. On to the next.

9 So those of you who know me know that I am very, very
10 interested in and committed to promoting excellent design
11 everywhere in the City, and I think that excellent design does
12 involve taking into account the context of a community and the
13 historic character of a community and I have concerns about going
14 to doing everything by-right. I don't mean just in this case.
15 I mean in general, because I think that it then sometimes means
16 that we don't get excellent design. I am a believer that the
17 the government review process can actually help create excellent
18 projects and excellent design and it's, you know, I know that
19 some people feel it's just an impediment, but I actually feel
20 it's an important asset. So I just wanted to sort of say that
21 and frame that.

22 I'm also a great believer in density. I mean, it was
23 my work in Montgomery County that ended up with 300-foot tall
24 buildings in downtown Bethesda. But I felt like they are
25 excellently designed 300-foot tall buildings in downtown

1 Bethesda. I believe in density, but I also believe in excellent
2 design.

3 And so in this particular case, we have the Connecticut
4 Avenue Design Guidelines that do talk about urban design issues,
5 including front setbacks and rear sort of inclined plane at the
6 rear of buildings to try to assure compatibility with adjacent
7 lower scale residential neighborhoods. And we've had our
8 Historic Preservation Review Board in the City has literally
9 voted to adopt those Connecticut Avenue Design Guidelines, and
10 that's great because we know they will make use of them.
11 Everything in Woodley Park and Cleveland Park will still need to
12 go before the Historic Preservation Review Board.

13 I have been told, although again I've asked on several
14 occasions for staff from the Historic Preservation Office, which
15 is a section of the Office of Planning, to actually attend one
16 of our meetings and talk with us about this issue of how historic
17 preservation review overlaps with zoning requirements, and I
18 still have not had that request fulfilled. And I have to tell
19 you, I'm really frustrated by that. I've seen in the supplemental
20 report, you know, the statement that Historic Preservation Office
21 staff have said they don't want specifics about setbacks in the
22 actual zoning text amendment because they want to be able to have
23 flexibility to look at things on a case-by-case basis.

24 And I get that. You know, the building I just talked
25 about at Park Van Ness or whatever the name of the development

1 is that we've just talked about, that's in Van Ness, does not
2 have a strong front setback. That building is, you know,
3 articulated but there isn't, you know, like, a lower level and
4 then a 15-, 20-foot setback before you go to the upper floors
5 and in that case, that building, I think, works very well.

6 So I do understand why Historic Preservation Office
7 personnel have said, at least we've been told that they have
8 said, please don't include information like that in the zoning
9 text amendment because then we don't have flexibility to address
10 good design solutions. And I reiterate, they have adopted the
11 Connecticut Avenue Design Guidelines, being the Historic
12 Preservation Review Board has adopted the Connecticut Avenue
13 Design Guidelines. I understand all of that. I am just concerned
14 that the current language in the current zoning text that's
15 proposed isn't strong enough and clear enough about some of the
16 goals. And I bring up again, you know, it's been fun. I've been
17 looking at a bunch of different zones in the City and one of the
18 ones that I have enjoyed looking at was the mixed-use zone for
19 Dupont Circle, which is also a historic district.

20 And in that, and I'm reading right from the zoning
21 handbook, in that zone, it talks specifically that the purposes
22 of that mixed-use zone is to require a scale of development
23 consistent with the nature and character of the Dupont Circle
24 area in height and bulk, and ensure a general compatibility in
25 the scale of new buildings with older, low scale buildings. To

1 enhance the residential character of the area by maintaining
2 existing residential uses and controlling the scale, location,
3 and density of commercial and residential development. To
4 protect the integrity of contributing buildings as that term is
5 defined by the Historic Landmark and Historic District Protection
6 Act of 1978. To enhance the streetscape by maintaining the public
7 space in front of buildings.

8 There a whole set of purposes that are identified in
9 the MU-8 Dupont Circle zone, and I don't feel that this zone is
10 as robust in outlining those purposes, and I think that a more
11 robust language would help it be clear when the Historic
12 Preservation Review Board is looking at a project that the zoning
13 is not a carte blanche for just, you know, build as big and boxy
14 as you can, that there is a directive in the actual zoning text
15 to assure compatibility.

16 So I think that we need to talk about adding some
17 language like that into this zone, and I also will note that the
18 zone does include language about the rear inclined plane
19 setbacks. That language is in the current version of this zone.
20 It doesn't include the language about front setbacks and, again,
21 I get it why the Historic Preservation Office might not want that
22 because you can create, as I just said, a beautiful building like
23 the Park Van Ness one that does not have, you know, a ten-foot,
24 20-foot, whatever the right number is setback.

25 So maybe I'm not being as -- wrapping it all up as

1 neatly as I might but, you know, we've heard a lot about the
2 setback issue, about the coordination with the historic
3 preservation review process, and I definitely see the argument
4 for not including the setbacks, not because I want to give a
5 carte blanche to anyone, but because I think that good design may
6 not require the kind of setback that we're talking about. But I
7 also understand the concern about compatibility with the lower
8 scale buildings. So I'm interested in hearing what my colleagues
9 think about all that.

10 CHAIRPERSON HOOD: Okay. Commissioner Imamura?

11 COMMISSIONER IMAMURA: Thank you, Mr. Chairman.

12 I do have a couple of thoughts here. First, I wish I
13 had a cup of coffee here to enjoy someone speak so passionately
14 about planning and good urban design. So it's always a joy to
15 hear that, and I think Commissioner Wright for anybody that,
16 well, I'll just use the term likes to either geek out or nerd
17 out on planning, Commissioner Wright's mic drop moment, if you
18 will, was reading the excerpt of Dupont Circle in the description
19 of that zone.

20 I think to Commissioner Wright's point is that, and I
21 think it's a good point really, is looking for consistency in
22 terms of, as she termed, robust language. It could be just
23 meaningful language there, right? And so zoning is complicated,
24 as I've said before, and where we can be consistent in terms of
25 just our approach I think is important. And I just applaud

1 Commissioner Wright's prudence here in terms of just taking a
2 thorough examination of this. This zoning map and text amendment
3 has the potential to have a significant impact along the corridor
4 here.

5 So I'm in agreement with Commissioner Wright. I
6 certainly appreciate preservation staff desire for some
7 flexibility on a case-by-case basis, and certainly understand
8 that. I think we can still achieve good design through that,
9 but I am also interested to hear Vice Chair Miller's comments and
10 look forward to his mic drop moment.

11 Thank you, Mr. Chairman.

12 CHAIRPERSON HOOD: Thank you.

13 Vice Chair Miller?

14 VICE CHAIRPERSON MILLER: I don't think I can compete
15 with either of your mic drop moments, but thank you, Mr. Chairman.
16 Yes. So I realized that there are -- in the text amendment,
17 there are references the very first purpose, I think I'm reading
18 from the Cleveland Park, but I think it's in the Woodley Park
19 neighborhood mixed-use zone as well, implement the policies and
20 goals of the 2021 Comprehensive Plan and the Connecticut Avenue
21 Development Guidelines published by the Office of Planning and
22 dated September, 2023. And, of course, those Development
23 Guidelines were developed with a lot of public engagement, and
24 have those illustrative, not required, but illustrative setdowns
25 and step backs in almost every depiction of what could be

1 facilitated by this zoning amendment of step-downs and setbacks
2 from both the front and the rear at the higher levels particularly
3 of what's being allowed.

4 And it also has the language encouraged compatibility
5 of development with the purposes of the Historic Landmark and
6 Historic District Protection Act of '78. So there are specific
7 references encouraging, not requiring, the HPRV to review
8 compatibility according to their requirements and law and for
9 developments, to encouraging developments to adhere to the
10 Connecticut Avenue Development Guidelines, which include all
11 those illustrative drawings of step-downs and setbacks. But they
12 weren't required in the actual text, any specific setdowns and
13 step backs, and we did require it specifically in the Chevy Chase
14 case, which is not a historic -- the Citicorp (phonetic) site.
15 It's not a historic site. I think the 16th and U Fire, Police
16 District where we also had step-downs or setbacks that might be
17 in the U Street historic district. But there was some type of I
18 think, as I recall, step down or setback there close to the lower
19 scale adjacent residential neighborhoods, which is what we have
20 as existing condition and will be a future condition here.

21 So, yes. I would like to see some language which could
22 strengthen what's there, not necessarily specific setdowns and
23 step backs in this case, although Wisconsin Avenue case might be
24 another issue because there's no historic districts happening up
25 there and that's a big, much larger area, but not to get into

1 that case. I drafted actually on my own notes before we ever
2 started talking about this, some language that could have
3 strengthened what's already there referencing those step-downs
4 and setbacks in this encouragement kind of language. So I think
5 OP working with our legal counsel could develop that language and
6 maybe provide us with that in our next iteration if we're going
7 to get something from OP in response to the other requests that
8 have made been made thus far.

9 I just want to just say something on the matter-of-
10 right. You know, part of the reason that OP and now, and we've
11 acceded to it, their request to go to some of these matter-of-
12 right map and text amendments versus a PUD is because we have
13 experienced over the last 20 years all those appeals by citizens
14 associations or outside groups that opposed it at the D.C. Court
15 of Appeals and held up those developments that the ANC and the
16 local citizens association wanted and were trying to get. There
17 was McMillan -- I mean, I could go through them all. They were
18 finally upheld, but it was years and there were missed
19 opportunities that the City lost. And now we're in a downward
20 economic climate. So maybe I'm trying to look at getting this
21 zoning right, but that was years of delays and appeals that were
22 against what the Council wanted, the Mayor wanted, the affected
23 ANCs wanted, and usually the Neighborhood Citizens Association,
24 but others opposed it. And that's what's, I think, partly led
25 to this move toward matter-of-right development. But we've got

1 to get it right because I think we're working to do that.

2 CHAIRPERSON HOOD: Okay. I don't really have any
3 problems with seeing what -- hopefully, the Office of Planning,
4 I'm sure they're listening -- what they come back with in this
5 situation. And if they don't come back with anything, I want to
6 know why. Just tell me why you think what we have before us is
7 sufficient. So, yes, yes. Let's see. Whatever you come back
8 with, whether it's something, more specificity, or if you come
9 back with nothing, tell me why you have nothing. Why you come
10 back with thinking what's before us already will work, and we'll
11 work with it from there.

12 All right. Commissioner Wright?

13 COMMISSIONER WRIGHT: One more topic that I want to
14 raise. I'm, you know, again, I'm trying to put these in buckets.
15 And the one thing I would just mention to our OZ legal staff as
16 well as Office of Planning is if you come back on this topic
17 we've just discussed, I want to somehow make it really explicitly
18 clear that the Historic Preservation Review Board's jurisdiction
19 in approving or not approving, you know, design projects and
20 their authority is true and valid, and that we aren't going to
21 have applicants because, you know, we aren't going to be involved,
22 but that we won't have applicants who come in and say, oh, well,
23 the Zoning Commission gave us the zoning, so you have to allow
24 us to build a big box that, you know, has no articulation and,
25 you know, no step-backs or setbacks or whatever. You know, they

1 gave us this zoning so Historic Review Board, you have to allow
2 us to build a big box. That is not what we want.

3 CHAIRPERSON HOOD: Let me interrupt, Commissioner
4 Wright. I've heard you say that before and I'm going to say it
5 again. I think that's a very valid and important comment. Years
6 ago, I learned from the famous John Parsons. This issue came up
7 once before, and I'm saying it more for OP than anybody else,
8 not for my colleagues. The Zoning Commission does what they do.
9 We don't worry about what the HPRB do. We're going to do what
10 we do while we have it. So I think Commissioner Wright is dead
11 on. We're going to do what we need to do. We're not worried
12 about what HPRB does, HR, whatever, Historic Preservation Review
13 Board, HPRB. So again, and I've learned this years ago, we do
14 what we do. HPRB do what they do. While it's in front of us,
15 we need to do what we need to do. So I've heard you say that,
16 Commissioner Wright, but I remember him bringing that up because
17 the same issue somewhat came up in another case, and I can't
18 remember. It's been so long, I can't remember because he's
19 probably been gone for about 20-some odd years. So anyway, all
20 right. Commissioner Wright, turn it back over to you.

21 VICE CHAIRPERSON MILLER: Before Commissioner Wright
22 moves on to the next subject while we're, I mean, I'd like to
23 just say something about the historic preservation issue. During
24 the hearing, I was somewhat persuaded by OP's argument that design
25 review by HPRB would take care of all the compatibility issues.

1 So, but we got some testimony in response to the supplemental OP,
2 second supplemental OP report. Can you hear me?

3 CHAIRPERSON HOOD: Ms. Schellin, you might want to
4 mute. Yes, yes. We can hear you.

5 MS. SCHELLIN: I was just trying to let you know that
6 Commissioner Imamura is having some issues. Oops. He's back.
7 He's doing good now. His sound is heavy. He's going in and out.
8 So I was just letting you know that it looks like he's (audio
9 interference).

10 CHAIRPERSON HOOD: It must be time, it's time for us
11 to go if you want to now. So okay, all right.

12 VICE CHAIRPERSON MILLER: May need to go out soon, but
13 so I'll be quick. So we got some testimony that we allowed. We
14 reopened the record to get, and I'm glad we got those 23 responses
15 to the second supplemental OP report, many of which were negative,
16 some of which were positive, including from the Ward 3 Smart
17 Growth person. But some of my neighbors, including the current
18 SMD Commissioner who lives just couple doors away, and the
19 previous SMD Commissioner for many years in ANC 3C08 each made a
20 point that I really had not focused on, which I think and
21 Committee 100, I think, made the same point that I hadn't focused
22 on that HPRB is looking at compatibility with the existing
23 historic structure and with the historic district. But the step-
24 downs and setbacks that we do in zoning are really more designed,
25 which we've done in some past cases, not all, not many actually,

1 but in some are designed to mitigate against potential adverse
2 impacts upon the lower scale adjacent residential neighborhoods.

3 So that's why I think there does need to be some
4 strengthening somehow in the language that's currently in the
5 text amendment. I just want to make that point and I appreciate
6 the comments that we received from some of the opposition. Even
7 though ANC 3C as a whole supports this going forward and was very
8 adamant in us not doing anything to delay it from moving forward
9 in their last public comments about this.

10 COMMISSIONER WRIGHT: And I agree completely with what
11 Vice Chair Miller just said and I would note, although again,
12 it's easy to miss it because it's sort of put in the text
13 amendment in a very sort of technical language, and maybe that
14 language needs to be made clearer. The rear step backs that were
15 in the Connecticut Avenue Design Guidelines are specifically
16 included in the zoning text, and it has to do with the inclined
17 plane of the rear of the building stepping back from the lower
18 scale residential buildings that are to the east and west.

19 And, again, because there is so little conversation
20 about that specific language in the zoning text amendment, maybe
21 it needs to be, I don't know, highlighted in some way because I
22 don't know that people are even recognizing it. And it is an
23 important part. There is certainly the front setback. That's
24 the issue we've been discussing, but the rear step-back, the
25 inclined plane, as I call it, is very important and it is there

1 in the zoning text, but not with a lot of emphasis. And maybe
2 that needs to be given some additional emphasis.

3 So the final thing that I think we got a lot of
4 testimony about and that was sort of a new topic was
5 infrastructure capacity and folks have raised concerns about
6 traffic and utilities, you know, water and sewer. Do, you know,
7 do we have the capacity? My understanding is that there was an
8 infrastructure assessment prepared when the Connecticut Avenue
9 Design Guidelines were developed. But there are, and what that
10 assessment essentially said was that there will be increased
11 demand, but it's probably not going to require major
12 infrastructure improvements in the next 25 years.

13 So, you know, I think one of the important things to
14 remember is if we take proposed action tonight, that is not the
15 end. Taking proposed action, I think, scares a lot of people
16 because it sounds like this is a done deal. Nothing's going to
17 change. But the reality is after proposed action, there is a
18 whole additional process where the information that we are
19 requesting tonight needs to be submitted by the appropriate
20 agencies, and there is an opportunity for the public to comment
21 on those additional submissions before we take final action. So
22 proposed action is not the end of the story. It is not everything
23 is set in stone and cannot change in any way, shape, or form.
24 There's a whole additional step where changes can occur before
25 we take final action.

1 So I want to emphasize that, and I want to say that,
2 you know, my current understanding of the infrastructure capacity
3 issue, but I really would like the Office of Planning, and if it
4 needs to be the Office of DDOT as well, whoever needs to comment
5 on it, I want to make sure that I'm correct in that the
6 infrastructure assessment that was prepared during the
7 Connecticut Avenue Design Guideline process is still valid and
8 is something that the appropriate agencies who look at
9 infrastructure have looked at and feel is still valid and
10 appropriate.

11 I know that this issue was raised in a number of the
12 submissions that we received. There were people who said they
13 felt the DDOT analysis was not sufficient and, you know, made
14 comments and had concerns. But, and I also am concerned to make
15 sure that infrastructure is sufficient and then so I think before
16 we take final action, I really do think we need to round back up
17 the folks who looked at the infrastructure assessment done during
18 the Connecticut Avenue Design Guideline process and make sure
19 that we're still comfortable with that infrastructure assessment.
20 So that was my last bucket of topics to discuss.

21 CHAIRPERSON HOOD: Okay. Thank you, Commissioner
22 Wright. I think that was very well done, but let me just ask my
23 other colleagues, anyone else? I'm just going to run through the
24 list. IZ plus potential, Comprehensive Plan inconsistencies,
25 building heights, matter-of-right development. Historically, I

1 think we've hit historic preservation review enough, and front
2 setback, Historic Preservation Review Board review,
3 infrastructure assessment -- Commissioner Wright just got through
4 talking about it -- planned unit developments. Anything or
5 anything else other than what we're talking about?

6 VICE CHAIRPERSON MILLER: Yes. Thank you, Mr. Chair.
7 I appreciate Commissioner Wright's review of all those buckets.
8 It's very comprehensive.

9 On the infrastructure, I think they never got a
10 response from DC Water, and I know our regulations and the
11 statutes don't require DC Water to submit something, but I think
12 there needs to be another effort to get something from D.C. Water,
13 especially since we know there have been flooding water issues
14 near the Cleveland Park Metro Station on Connecticut Avenue. I'm
15 not sure if that has to do with capacity or just the way the
16 water flows down from the cathedral to Connecticut Avenue.

17 But so I would like to appreciate another effort to try
18 to get something from DC Water that just verifies that their
19 capacity can meet the potential increase in supply, which I think
20 I read from one of the citizens the maximum potential is 4,400
21 units, or 4,400 residents, I think. And that may have been both
22 Cleveland Park and Woodley Park, but so it's not even all that
23 much when you think about it. But anyway, if we get something
24 from DC Water, that would helpful during this period if we're
25 going to wait for something.

1 CHAIRPERSON HOOD: Okay. Thank you. And I'm going to
2 thank Commissioner Wright for taking the lead on this and also
3 you, Vice Chair Miller, and I know exactly what I was doing when
4 I did that. You all are closer to the area. You all are more
5 impacted. I'm way somewhere else, and I know Commissioner Imamura
6 and I appreciate you all kind of taking the lead on this.

7 But I heard Commissioner Wright say something that I
8 was curious. I heard her say, as we do propose action -- and I
9 appreciate her explaining because there is another bite at the
10 apple for the things that we mentioned. So let me ask my
11 colleagues this. Are we comfortable with moving forward with
12 proposed action subject to the things that we asked for? And
13 also given, or maybe I misread, and also giving the public another
14 opportunity once we get our feedback before we ask or we'll put
15 put something back out if we, you know, once we look at it. Are
16 we comfortable moving with proposed tonight? Is that what I'm
17 hearing or heard? Or did I get that wrong? I do get stuff wrong
18 every now and then.

19 COMMISSIONER WRIGHT: So I am comfortable moving
20 forward with proposed action because I want to go back to the
21 comments I've made previously, which are I truly do believe that
22 additional density in the City should be along corridors where
23 there is transit and that we should be putting additional density
24 along the Connecticut Avenue and, frankly, the Wisconsin Avenue
25 Corridor. But I'm adamant that we don't just do it because we

1 are tired of the debate and we're just going to, you know, do
2 whatever is presented to us because, you know, okay, we've been
3 talking about this density a long time, we better just approve
4 it.

5 So I am ready to do proposed action, but I am telling
6 everyone upfront I am not committed to the MU-8 zone. I am not
7 committed to 75 feet in height. I might, when we ultimately take
8 action, think the MU-7 zone and 65 feet in height or, you know,
9 or I think the MU-7 zone could be 70 feet in height, whatever
10 the numbers are. I may be saying that I think those zones might
11 be more appropriate. So we can take proposed action, but we have
12 asked for some significant pieces of information which, for me,
13 may change what I ultimately vote for in final action. So I just
14 want to put that out there.

15 CHAIRPERSON HOOD: So let me just say this. I would
16 rather for us to hold off and get the information. So we do go
17 back out for the next bite. We have filtered out whether you
18 want to go to MU-7, MU-2, or whatever. We already had our
19 discussion because I think we're going in some uncharted waters
20 when we propose tonight, and then a final change of zone, and
21 then I don't know if there's a mechanism, there probably is
22 because we can do that, to go back out to the public. And then
23 I also want to make sure that we are clear because there are some
24 people who have worked hard on this, and the MU-8 is what they've
25 been talking about the whole time.

1 So I want, I think and I want, and I don't want to get
2 muddled so we don't necessarily have to do it that way. I'm
3 open. But I just think we're better suited going that direction.
4 Let's get the information. Let's look and see maybe some of the
5 information that comes back, when it does come back, maybe it
6 gives us a comfort level of continuing to dialogue. It gives us
7 a comfort level to move forward with what we have once we get
8 those explanations, or maybe it doesn't. But what I'm afraid of
9 is going to the final and saying, hey, MU-7, where's the public
10 input there, and all the people who've done the work, I think,
11 for all those years, I don't know. I may be wrong.

12 So let me hear from others. Vice Chair Miller -- I'm
13 sorry, Commissioner Imamura, you're back.

14 COMMISSIONER IMAMURA: Thank you, Mr. Chairman.

15 I think my computer is probably a little bit tired and
16 so I'm on my phone now. But I'm in agreement with you. That
17 seems reasonable and a prudent way forward.

18 CHAIRPERSON HOOD: Vice Chair Miller?

19 VICE CHAIRPERSON MILLER: I could have gone either way.
20 I think we need the information that we've asked for and the
21 public will have an opportunity to comment either way. On the
22 zone issue, which we didn't get really an accurate response from
23 OP about why MU-8A was chosen over MU-5A or whatever it was. So
24 I think we need to show -- they need to give us some kind of
25 comparison between MU-8, MU-7, and MU-5 as to what the height and

1 density and rear setbacks and lot occupancies, what the
2 development standards are for each of those zones and what the
3 potential loss of housing that would happen if we go to a lower
4 density zone than what's been currently proposed. We all need
5 to know what was the potential capacity increase in housing,
6 which is what this is all about. Affordable housing and market
7 rate housing. Mostly affordable even though it's only the 20
8 percent set aside under IZ.

9 So I think that it would be helpful to have that
10 information in the record. I'm not sure it's in the record and
11 I think some people did ask for that type of information. So
12 that's all I would, I could go either way moving forward tonight
13 or not, but I think the information is important for us and others
14 to have to comment.

15 COMMISSIONER WRIGHT: And I will say that Chairman Hood
16 really knows the process better than I do and has had many more
17 years of experience, and I definitely do not want to do anything
18 that would foreclose the ability of the community to comment on
19 something. So if doing it the way you've described, Chair Hood,
20 is more along those lines, then I would definitely support that.
21 I just want folks to understand, you know, particularly the
22 advocates and the housing advocates, that no one, I think, on
23 this Commission does not want to see additional density and
24 additional housing built along the Connecticut Avenue Corridor.
25 We all want that, but we want to do it right. We want to make

1 sure that it is going to be something that when it is implemented
2 and we are not involved in that implementation, that it is going
3 to produce what we all expect and hope for. So we're not trying
4 to stall. We're not trying to slow walk this or anything like
5 that. We're trying to be diligent and make sure that what is
6 going to be finally approved is the best that it could be.

7 CHAIRPERSON HOOD: And with that, I'm not going to say
8 anything else. I think that was a good ending.

9 Ms. Schellin, I don't know if the Office of Planning
10 is there. Maybe they can give some dates when they can come back
11 with that information. But we can work on that. I'll ask staff
12 to work on when they get that. They know what we asked for when
13 they can come back to us, and we can continue to deliberate. Is
14 that agreeable, colleagues? I'm looking. Is that agreeable?

15 VICE CHAIRPERSON MILLER: I would just ask that it'd
16 be sooner rather than later, obviously.

17 CHAIRPERSON HOOD: Okay. So the request is sooner than
18 later, but what the work economy is and the staffing is over
19 there, and I also want to make sure we give them some grace, but
20 sooner than later, or as soon as you can. So we'll leave it like
21 that. All right. We don't have anything on our agenda. Is the
22 Deputy Director, Ms. Schellin?

23 MS. SCHELLIN: Do you want --

24 CHAIRPERSON HOOD: Is she, can come and still give us
25 an update?

1 MS. SCHELLIN: Yes, I believe she's here. Did you want
2 Ms. Maxine Brown-Roberts to come forward and give you an idea
3 when she wants to come back, because I think we should set a date
4 so that people in the public have an idea and with Vice Chair
5 Miller wanting them to come back sooner rather than later, and
6 then it gives us the OZLD an expectation too.

7 CHAIRPERSON HOOD: Let's see what Ms. Brown-Roberts
8 has. Good afternoon. Well, shortly. Good evening, Ms. Brown-
9 Roberts.

10 MS. SCHELLIN: And she can let us know if the Deputy
11 Director is here.

12 CHAIRPERSON HOOD: Okay. Okay. Ms. Brown-Roberts?

13 MS. BROWN-ROBERTS: Good evening, Mr. Chairman and
14 members of the Zoning Commission. I'm Maxine Brown-Roberts from
15 the Office of Planning for the record.

16 We heard -- I heard what you had to say, and I think
17 we we can look to have something in maybe the first meeting in
18 June. I'm not sure what that date is.

19 CHAIRPERSON HOOD: On the June 11th?

20 MS. BROWN-ROBERTS: Okay.

21 CHAIRPERSON HOOD: Is it? Ms. Schellin, check me
22 before say anything.

23 MS. SCHELLIN: You're correct.

24 CHAIRPERSON HOOD: I'm correct?

25 MS. SCHELLIN: Yes, June 11th.

1 CHAIRPERSON HOOD: I guess I'm right.

2 MS. BROWN-ROBERTS: June 11th. Okay.

3 MS. SCHELLIN: So you want to get your information in.
4 Chairman Hood, you want it in seven days prior, ten days prior?

5 CHAIRPERSON HOOD: Yes. You're able to do it ten days
6 prior, Ms. Brown-Roberts?

7 MS. BROWN-ROBERTS: Ten days prior?

8 CHAIRPERSON HOOD: Seven. We'll take seven.

9 MS. SCHELLIN: Seven? Okay. All right. So then if
10 if OP could submit that by June 4th, 3 o'clock p.m., that's a
11 Thursday, that would be great.

12 MS. BROWN-ROBERTS: Okay. Great. Thank you.

13 MS. SCHELLIN: And other than that, the record is
14 closed. Nobody else is responding to anything until proposed
15 action is taken?

16 CHAIRPERSON HOOD: The record is closed until we do
17 propose action and then we'll get another chance. Also, I'm just
18 -- I don't want to get beat up on it again.

19 MS. SCHELLIN: That's correct. Okay. I just want to
20 make that clear.

21 VICE CHAIRPERSON MILLER: You'll get beat up.

22 CHAIRPERSON HOOD: There will be another chance to
23 respond.

24 MS. SCHELLIN: Okay. Thank you. Thank you, Chairman
25 Hood.

1 CHAIRPERSON HOOD: Okay. Thank you.

2 Ms. Brown-Roberts, let me just say this. With all that
3 work we just gave you, you took it with a smile. I want to thank
4 you for doing it.

5 MS. BROWN-ROBERTS: No problem. Okay.

6 CHAIRPERSON HOOD: So you'll have an update for us. I
7 requested an update. I'm going to start maybe getting it monthly.
8 You all tell me, but not that we have to get into all the weeds,
9 but I'd like an update on what's going on with the Comp Plan. I
10 think Ms. -- I'm getting ready mess the name up. Is it, what's
11 the Director's name?

12 MS. BROWN-ROBERTS: Moham.

13 CHAIRPERSON HOOD: Moham. Moha. Okay. Okay.

14 MS. BROWN-ROBERTS: So we have with us this afternoon
15 Ryan Hand, who is our Associate Director for Citywide Planning,
16 and he is shepherding the 2050 Comprehensive Plan. So he's here
17 this evening to give you an update on that. Thank you.

18 CHAIRPERSON HOOD: Thank you.

19 MS. BROWN-ROBERTS: If Mr. Young could bring up his
20 presentation, I'd appreciate it.

21 CHAIRPERSON HOOD: Mr. Hand, let me give you a context,
22 and Ms. Brown-Roberts. Yesterday I had my hearing and one of
23 the Council members asked me about what was going on with the
24 FLUM and the density of housing, and I knew absolutely nothing.
25 So I want to make sure that that all my colleagues and I, we're

1 on board and kind of know what's going on through this process,
2 how the process is looking, how the community is being engaged.
3 One of the questions I think I got yesterday was how the housing
4 authority community is being engaged in this process as well.
5 But I would like to maybe, Ms. Brown-Roberts, if it's doable, or
6 you tell me if every other month or every month, I would like
7 for us to get a quick report. You all tell me what's, where some
8 substance will come, whether it be every month or every other
9 month, but no more than every other month. You're on mute, Ms.
10 Brown-Roberts. Maybe I don't want to hear what you're saying to
11 me. You're on mute.

12 MS. BROWN-ROBERTS: Are you saying you wouldn't like
13 it any more than every other month?

14 CHAIRPERSON HOOD: Yes. If it, again, not three months,
15 not four months. I want us to be --

16 MS. BROWN-ROBERTS: Okay.

17 CHAIRPERSON HOOD: -- I don't want nobody to be like I
18 was yesterday.

19 MS. BROWN-ROBERTS: Okay. I think I'll coordinate with
20 Ms. Moham and let Ms. Schellin know what's the time frame we use
21 on that.

22 CHAIRPERSON HOOD: Sounds good. Thank you. Thank you,
23 Mr. Hand. Thank you, Ms. Brown-Roberts.

24 MR. HAND: Good evening, members of the Zoning
25 Commission. I'm Ryan Hand. I'm the Associate Director for

1 Citywide Planning for the DC Office of Planning, and I'm going
2 to give you a brief overview of the DC 2050 Comprehensive Plan,
3 its timeline, and what to expect in the process. Go to the next
4 slide, please.

5 First of all, you all know what a Comprehensive Plan
6 is. This is something that, you know, this is one of the
7 government's policy documents that directly affects the work you
8 do. You know, it's a long range vision for the City. We typically
9 look out about 20 years into the future. This document includes
10 a Future Land Use Map as well as policies and priorities for the
11 government's viewpoint on how the City should grow and change.

12 One thing I want to touch on here is that the current
13 Comprehensive Plan is 1,200 pages. It's very complex in its
14 format. We are taking a ground up look at this document to create
15 a different kind of Comprehensive Plan. Our goal is to create
16 something around 200 pages long. You know, we'll see how long
17 once it ends up being done, but the important thing to know is
18 that we're focusing on a document that is a lot easier to use
19 and much clearer on what the government's policies are. That's
20 where we're heading with this document.

21 The other thing that I want to talk to you a little bit
22 about is that we are proposing a new type of land use category
23 called Place Types. Place Types are a best practice in the long-
24 range planning world. They've emerged over about the last five
25 or six years as the leading form of Comprehensive Plan land use.

1 It's something that you're going to be hearing more about as we
2 go forward. Place Types are different from land use policy
3 categories because they include a lot more policy. The simplest
4 way to put that is that a Place Type has about a page or two
5 pages of policy associated with it versus the land use category
6 has about a paragraph of policy. The practical effect of this
7 approach is that it makes it a lot easier to understand which
8 policies apply to which sites. So that's the big thing to know
9 going forward. You'll be hearing about that. The Office of
10 Planning did release a map recently, but I'm going talk about
11 that on the next slide. Can I have the next slide, please?

12 I want to talk a little bit about where we are. We
13 are approaching the end of the second out of five planned phases
14 for this planning process. The first phase was a listening phase
15 to help establish a vision. A lot of what we heard is that
16 residents really want to live and grow along transit. Grocery
17 stores are really important. Growing equitably is really
18 important to the City. You know, there are a bunch of themes
19 there. We published a summary report of what we heard on our
20 website. It's called the Phase 1 Engagement Summary Report.
21 That's available at dc2050.com. We're currently in the exploring
22 possible futures phase. We're at the very end of that. You'll
23 notice it ends in April and we are approaching the midway mark
24 in in April as we speak. This is the phase where we really focus
25 on the approach to growth in the City.

1 A lot of what we heard from residents is that, you
2 know, it's important to grow along transit. We collected feedback
3 about growing specifically along both metro station areas and bus
4 corridors, and received overwhelming feedback about three
5 quarters of all people who engaged. The shared support for those
6 approaches made pretty robust feedback on that approach. We
7 released a draft Future Land Use Map at the end of March. The
8 Future Land Use Map proposed adding what's called middle housing
9 or the small apartments, condo buildings, rowhomes, and the like.
10 Those would be located around major corridors across the City.
11 They are focused in Wards 3 and 4 where we've grown the slowest
12 over the last 20 years, and we propose those changes in areas
13 that have the lowest risk of displacement.

14 In general, we're seeing a lot of feedback that we need
15 to add more capacity. It's worth noting that the District, you
16 know, how we are planning for capacity for the City's forecasted
17 population. We do have enough capacity in our proposed map, but
18 we're hearing feedback that the public is really looking for
19 different kinds of capacity, especially for smaller types of
20 buildings. So that's something to expect as we come down the
21 road.

22 The next phase of the process is creating the
23 Comprehensive Plan. This is a really important phase of the
24 process. The Office of Planning is in deep crafting mode, taking
25 in the feedback we're receiving and compiling the approach for

1 growth into a proposed document. Our goal is to release a draft
2 of that document in September. We would keep it open for comment
3 through the fall, and our goal is to submit a proposed
4 Comprehensive Plan for DC Council's consideration in the summer
5 of 2027 with the ultimate goal that it would clear all the NCPC
6 and Congressional reviews by early 2028.

7 So that's where we are in the process. The big thing
8 to know is the next big milestone is going to be in September.
9 This process does tend to have major milestones every three to
10 six months. So, you know, that's an important thing to know.
11 Right now we're in the plan creation stage so we just have initial
12 concepts right now about how we'll grow. We've collected a lot
13 of great feedback, and we'll be coming out with a draft in the
14 fall. We'll have a lot more to share and discuss about the way
15 this plan will work and how we need to approve it before bringing
16 it forward for legislative adoption. Next slide, please.

17 All right. So just touching on a few things. So far,
18 we've engaged about 5,000 people through this planning process,
19 and we have quite a bit more engagement to go. We've had over
20 120 events total, ten large workshops, 15 focus groups, 60
21 briefings, you know, and 37 pop-up engagements. One of the big
22 things to know is that we are holding our workshops in central
23 locations where members across the City can come join us. We're
24 keeping close track on who we're seeing and where we're not seeing
25 residents from in those workshops, and we are prioritizing the

1 focus group conversations with the communities we're not hearing
2 from in these larger workshops. By and large, those are members
3 of Ward 7 and 8 as well as people who speak languages other than
4 English at home. Those are areas that we're working with,
5 community-based organizations in particular, that help have
6 trusted partners reach those communities. That's a big part of
7 the planning process as we go forward.

8 So we're going to be here. We are working, we are
9 turning out collecting feedback from every community across the
10 City, ANCs, civic associations, and many others, most business
11 organizations, individual residents. We've quite a lot of
12 feedback. Later this summer, we'll release a report on the second
13 phase of engagement, summarizing what we've heard. We'll also
14 be releasing information around our racial equity approach along
15 with the draft of the Comprehensive Plan. Next slide, please.

16 So big thing to stay in the loop is to sign up for our
17 DC 2050 newsletter. Visit dc2050.com. That's the easiest place
18 to sign up for our newsletter, and we share a lot of information
19 about what to expect along the process on our social media
20 accounts. That's one of the best ways to stay up to date with
21 the process through every step of the journey. These are some
22 of the best ways to stay in touch. The next slide is to ask for
23 some questions.

24 CHAIRPERSON HOOD: Okay. Thank you, Mr. Hand.

25 I appreciate you coming on such short notice and I want

1 to make note that the last slide you have was stay in the loop,
2 dc2050. I took a picture of it so I can stay in the loop. I've
3 heard a number of comments, and I don't want to get into it right
4 now. Let me come up to speed on it. Especially yesterday, I've
5 heard a number of comments about how things were going. Are we
6 at the point to engage yet the residents who live in public
7 housing?

8 MR. HAND: We have engaged residents who live in public
9 housing.

10 CHAIRPERSON HOOD: All right. And you aware of a
11 specific -- there was a question posed to me, a specific maybe
12 disagreement or pushback from the community versus the new FLUM
13 changes for density, I think, was the question. Are you aware
14 of that?

15 MR. HAND: We are receiving quite a lot of feedback to
16 add more density. We currently have a virtual workshop open for
17 public input through the end of this month. So we were taking
18 in lots of feedback right now on the approach. The general drift
19 is that we should add a lot more housing in areas that
20 predominantly have detached homes.

21 CHAIRPERSON HOOD: Okay. Okay. That's a question the
22 other way. I have to go back and review it.

23 MR. HAND: There are people with different views, for
24 sure.

25 CHAIRPERSON HOOD: Hey. You telling me? So, yes, I

1 get it. Okay. I just wanted for us to be updated. So it sounds
2 like it's, oh, you said updating us every other month. It sounds
3 like it's every three months.

4 MR. HAND: I think quarterly is a good time to check-
5 in.

6 CHAIRPERSON HOOD: Quarterly? Okay. Quarterly. So
7 we'll do quarterly. All right. Any other questions for Mr.
8 Hand. Thank you, Mr. Hand, for doing this on such short notice.

9 Vice Chair Miller?

10 VICE CHAIRPERSON MILLER: Thank, Mr. Chairman, and
11 thank you Ryan Hand for being here today. When did you join
12 Office of Planning in this capacity?

13 MR. HAND: I've been the Associate Director for
14 Citywide Planning for just shy of three years. I've been with
15 the Office of Planning well over a decade.

16 VICE CHAIRPERSON MILLER: I should have known that.
17 Thank you for all your work on behalf of this City and the
18 residents here.

19 So one of the criticisms I've read and I'm sure you've
20 heard, I don't know if it's even true because I haven't really
21 examined the drafts that have been put out that, and I'm not sure
22 it's even in the context of the Comp Plan 2050, but that the City
23 hasn't updated the targets for affordable housing units that we
24 had. Mayor Bowser had these, the 36,000 housing equity report
25 goals and we could measure how each planning area was meeting

1 those goals throughout the process and some of them a lot better
2 than others. Are there going to be targets either in the 2050
3 plan or in another report that's going to be housing -- an updated
4 housing equity report that will set goals that are reasonable,
5 that can maybe be measured over time?

6 MR. HAND: That is a topic we expect to address either
7 in the Comprehensive Plan or another venue. We don't have a
8 commitment for you on how we'll do that, but that is something
9 that is a priority.

10 VICE CHAIRPERSON MILLER: Okay. I'm glad to hear that.
11 It's a priority. Thank you very much, and thanks for all your
12 work.

13 MR. HAND: My pleasure.

14 CHAIRPERSON HOOD: Are there any other questions?
15 Commissioner Wright? You're smiling. I guess you all might know
16 each other. All right. You don't? Oh, okay. Commissioner
17 Imamura, any questions?

18 All right. Well, Mr. Hand, thank you so much and
19 looking forward to hearing from you in the very near future.
20 Appreciate you. Appreciate all the work you do.

21 MR. HAND: Thank you, Chair Hood.

22 CHAIRPERSON HOOD: Thank you. Ms. Schellin, do we have
23 anything else? Ms. Schellin?

24 MS. SCHELLIN: We do not.

25 CHAIRPERSON HOOD: Okay. I don't think we meet anymore

1 this month, right?

2 MS. SCHELLIN: You do, but not till the meeting on the
3 30th.

4 CHAIRPERSON HOOD: Okay. Well, the Zoning Commission
5 will meet again on the same platforms on April the 30th at the
6 same time at 4 p.m. So with that --

7 MS. SCHELLIN: Do you want to vote for a closed meeting
8 for that meeting? Because we have nothing.

9 CHAIRPERSON HOOD: We don't meet again. So I don't
10 have to do that. All right. Keep me straight.

11 MS. SCHELLIN: I'm not sure there's much on there. I
12 can look very quickly.

13 CHAIRPERSON HOOD: Is there anything we can move to
14 another meeting, or I don't want to put too much on this
15 (indiscernible).

16 MS. SCHELLIN: Looking very quickly at your agenda for
17 the 30th, see what I've got so far.

18 CHAIRPERSON HOOD: I don't want to get in trouble.

19 MS. SCHELLIN: You got the two modifications without
20 hearing. No. You've got, I think, two time extensions, a
21 proposed action, which is the omnibus case.

22 CHAIRPERSON HOOD: Oh, yes. Let's go ahead. Let's --

23 MS. SCHELLIN: No, no, I'm sorry. (Indiscernible)
24 case. I'm sorry. Wisconsin Avenue. Proposed action.

25 CHAIRPERSON HOOD: Wisconsin Avenue? All right. Let's

1 just go ahead and do it now. Okay.

2 MS. SCHELLIN: Wait a second. Hillary's telling me
3 something. Let me check with OZLD. There's a lot on the agenda.
4 So yes, you should have a closed meeting.

5 CHAIRPERSON HOOD: Okay.

6 MS. SCHELLIN: I just don't have it, everything.

7 CHAIRPERSON HOOD: All right. You don't have it? You
8 don't have us on the agenda?

9 MS. SCHELLIN: I have the agenda. I'm just going to
10 send you the draft that I have for you to call out the cases.

11 CHAIRPERSON HOOD: All right. I want to do the same
12 way I did it with Ms. Ackerman. I'm going to read it, and you'll
13 read what's on the agenda.

14 MS. SCHELLIN: Okay.

15 CHAIRPERSON HOOD: Okay. All right. Okay.

16 So for this meeting, next agenda item is a vote for a
17 for the Commission to close a executive session on April the 30th
18 3:15 p.m. This session is being held in order for the Commission
19 to receive legal advice from its counsel regarding the cases
20 noted on the agenda for April the 30th, 2026, and Ms. Schellin
21 will give us those agenda items.

22 MS. SCHELLIN: Okay. Yes, sir. Those are Zoning
23 Commission Case No. 20-8G Howard University Modification Without
24 Hearing; Zoning Commission Case 62-19D Friedman Capital Advisors,
25 Modification Without Hearing; Zoning Commission Case No. 94-01B

1 Manager 8-10-34 Trust Partners, Modification Without Hearing,
2 final action; and Time Extensions 23-10B Georgetown University
3 Two-Year Time Extension; Case 05-28AJ, Parkside Residential, LLC
4 One-Year Time Extension; Proposed Action 25-13 Office of Planning
5 Text and Map Amendments to create the new Wisconsin Avenue Mixed-
6 Use Zones. Aand that is what I have at this time. I think you're
7 muted.

8 MS. LOVICK: That last one's not on there, 25-13.

9 MS. SCHELLIN: Oh, the last one is not --

10 MS. LOVICK: Yes. 25-13, basically, we're not doing
11 that one.

12 MS. SCHELLIN: Not doing it?

13 MS. LOVICK: But you're missing one. I think 26-04,
14 which are the OZ text amendments, I think you're going to put
15 that on that agenda.

16 MS. SCHELLIN: That will be a -- that's a setdown, and
17 that's if OP brings that forward. Yes. We may have a setdown.
18 Yes.

19 MS. LOVICK: Okay.

20 MS. SCHELLIN: A text amendment, a very small text
21 amendment adjusting some Zoning Commission, and BZA rules of
22 practice and procedure to get rid of, like, the COVID time
23 extensions irrelevant to --

24 CHAIRPERSON HOOD: That's enough. That's enough. I
25 don't need anymore. I'm good.

1 Meeting is to preserve the attorney/client privilege
2 between the Commission and its attorneys pursuant to DC Official
3 Code 2-575(b)(4) and (a), and to deliberate, but not vote on the
4 contested cases pursuant to DC Official Code 2-575(b)(13).

5 May I have a motion to enter into closed session on
6 April the 30th at 3:15 p.m. One of my colleagues, can I get a
7 motion?

8 COMMISSIONER IMAMURA: So moved.

9 CHAIRPERSON HOOD: Okay. It's been moved. Can I get
10 a second?

11 COMMISSIONER WRIGHT: I second that.

12 CHAIRPERSON HOOD: It's been moved and properly
13 seconded that the Commission hold a closed meeting on April 30th.
14 Ms. Schellin, would you do a roll call vote, please?

15 MS. SCHELLIN: Commissioner Imamura?

16 COMMISSIONER IMAMURA: Yes.

17 MS. SCHELLIN: Commissioner Wright?

18 COMMISSIONER WRIGHT: Yes.

19 MS. SCHELLIN: Commissioner Hood?

20 CHAIRPERSON HOOD: Yes.

21 MS. SCHELLIN: And Commissioner Miller?

22 VICE CHAIRPERSON MILLER: Yes.

23 MS. SCHELLIN: The vote is four to zero to one
24 Commissioner Stidham, not present, not voting, to hold the closed
25 meeting on April 30th at 3:15 p.m. for the cases read this

1 evening. Thank you.

2 MS. LOVICK: So sorry. I made a mistake. 25-13 is on
3 that agenda. I apologize.

4 VICE CHAIRPERSON MILLER: That was what I was just
5 going to clarify whether it was on or when it was not.

6 CHAIRPERSON HOOD: Okay. So the motion passes. The
7 Commission will meet in closed session at 3:15 p.m. on April the
8 30th, and 25-13 will be on, we've already acknowledged that that
9 may or may not be talked about in this closed session.

10 All right. Anything else?

11 MS. SCHELLIN: No.

12 CHAIRPERSON HOOD: All right. So with that, I want to
13 thank everyone for your participation tonight. Enjoy the two
14 weeks off. And with that, I'll see you on April 30th. Have a
15 great one. Thanks, everybody.

16 (Whereupon, the above-entitled matter went off the
17 record at 6:04 p.m.)

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C E R T I F I C A T I O N

This is to certify that the foregoing transcript

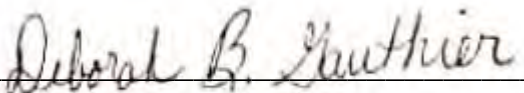
In the matter of: Public Hearing

Before: DC OZ

Date: 04-09-26

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