

GOVERNMENT OF
THE DISTRICT OF COLUMBIA

+ + + + +

ZONING COMMISSION

+ + + + +

REGULAR PUBLIC MEETING

+ + + + +

THURSDAY
MAY 14, 2026

+ + + + +

The Public Hearing of the District of Columbia Zoning Commission convened via teleconference, pursuant to notice at 4:05 p.m. EDT, Anthony J. Hood, Chairman, presiding.

ZONING COMMISSION MEMBERS PRESENT:

- ANTHONY J. HOOD, Chairman
- ROBERT E. MILLER, Vice Chair
- JOSEPH IMAMURA, Commissioner
- GWEN WRIGHT, Commissioner
- TAMMY STIDHAM, Commissioner

OFFICE OF ZONING STAFF PRESENT:

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

OFFICE OF ZONING LEGAL DIVISION STAFF PRESENT:

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

OFFICE OF PLANNING STAFF PRESENT:

- MAXINE BROWN-ROBERTS
- PHILIP ISAIAH
- JOSHUA MITCHUM

The transcript constitutes the minutes from the Regular Public Meeting held on May 14, 2026.

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

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

Case No. 21-20D
 Steuart Investment Company 4

Case No. 14-18
 Mid-City Financial Corporation 10

Case No. 25-14
 Hunt Place Holdings, LLC 14

Case No. 20-28B
 FC 110 N Street, LLC (on behalf of GSA) 16

Case No. 12-14F
 3rd and K, LLC 19

Case No. 26-01
 LWH 801R, LLC 21

Case No. 26-02
 Florida Avenue, LLC, et al. 31

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

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

(4:05 p.m.)

CHAIRMAN HOOD: Good afternoon, ladies and gentlemen. Today's date is Thursday, May the 14th, 2026. This is the 1,631st meeting of the Zoning Commission of the District of Columbia. This is our virtual public meeting -- our monthly meeting. My name is Anthony Hood, Chairman. Joining me are Vice Chair Miller, Commissioner Imamura, Commissioner Wright, and Commissioner Stidham, as well as our Office of Zoning staff, Ms. Ella Ackerman. Also, our Office of Zoning Legal Division is joining us; Mr. Jacob Ritting, Ms. Hillary Lovick, and Mr. Brian Lampert.

During our meeting, we do not take any public testimony, but, if appropriate, we may have to call someone up, if we have any questions or, otherwise, need assistance. Again, we will follow our agenda, as captioned in our publication on Thursday, May 14th, 2026. And, with that, I would ask Ms. Ackerman, do we have any preliminary matters?

MS. ACKERMAN: No, we do not.

CHAIRMAN HOOD: Okay. I do have one preliminary matter. Let me see. One second. So what I want to announce -- Miss Ackerman, I hope that the Commissioners and all of us are aware -- that the July the 9th meeting is being moved to July the 16th, and the July the 30th will remain as originally scheduled. By July I will have forgotten all that, but let's just all remember that I announced that the July the 9th meeting is being moved to

1 July the 16th and the and the July 30th meeting will remain
2 originally scheduled, so, hopefully, it does not conflict with
3 anyone's vacation or any schedules. If it does, let me know and
4 we'll figure something else out. And I think that's due to some
5 of our agenda items and requirements. All right. So no other
6 preliminary matters. Any questions colleagues?

7 (No response.)

8 CHAIRMAN HOOD: All right. Let's move right on with
9 the agenda. Modification without hearing, Zoning Commission Case
10 Number 21-20D, Steuart Investment Company, modification without
11 hearing of design review at Square 662. And I'm going to turn
12 it over to Ms. Ackerman, but I'm going ask Commissioner Imamura
13 to lead us off on this one. Ms. Ackerman.

14 MS. ACKERMAN: Okay. So the applicant is requesting
15 the Commission approve modifications to the approved design
16 review at the corner of S Street Southwest, Half Street Southwest,
17 and the South Capitol Street right-of-way due to current market
18 challenges. At Exhibit 5 is the DDOT report with no objections.
19 There is no report from the ANC in this case. At Exhibit 6 is
20 the OP report. OP is -- excuse me -- recommending approval of
21 the proposed modification with the condition that the applicant's
22 commitment to the murals on the western facade be reflected in
23 the order, should it be approved. This case is ready for the
24 Commission to consider final action.

25 CHAIRMAN HOOD: Okay. Give me one second please. I'm

1 | trying to (indiscernible). All right. Commission Imamura, could
2 | you start us off on that please?

3 | COMMISSIONER IMAMURA: I certainly can, Mr. Chairman.
4 | Thank you very much. So, as part of the updated record, there
5 | are some new architectural plans. In short, this is a reduction
6 | in scope for the phase one development, and it's a reduction in
7 | residential units, where, originally proposed, it was 434 units.
8 | We're dropping it -- they're dropping it down by a hundred units
9 | to 335, parking spaces from 264 down to 196, which doesn't seem
10 | like a significant reduction, when compared to the number of
11 | residential units. However, the additional -- there's an
12 | additional reconfiguration in the phase one penthouse that
13 | includes three residential units. They did away with a dog park
14 | on the rooftop, which is a bit unfortunate, but -- and then the
15 | other significant part of this, too, worth consideration is
16 | replacing the retail previously proposed on the ground floor
17 | along the eastern portion of the project with residential units,
18 | and so that is a significant reduction in retail space, but also
19 | a reflection of the difficulty in trying to secure an anchor
20 | tenant there.

21 | So, with that, in terms of the elevations and form and
22 | aesthetics of the building, I didn't find anything that was a
23 | substantive change to the architectural character, form, or
24 | vocabulary of the building, and so, essentially, that still
25 | remains the same. There is still a retail component with the

1 follow-on phase, so, hopefully, the market conditions will
2 improve to have ground-floor -- ground-floor retail there. But,
3 otherwise, I think that this is reasonable enough to move forward
4 for modification without hearing for a design review.

5 CHAIRMAN HOOD: Thank you, Commissioner Imamura. Let
6 me -- let me back up. Commissioner Imamura so eloquently
7 described this, and I agree with everything he said, so I'm hoping
8 that we all -- does anyone have any objections with this being a
9 modification without a hearing?

10 (No response.)

11 CHAIRMAN HOOD: I'm not seeing any objections, so we
12 will continue in that status. Any further comments?

13 VICE CHAIR MILLER: I would just say -- I would just
14 add -- agree with everything Commissioner Imamura said, but --
15 he may have said this and I might have missed it -- with that
16 replacement of the retail on the ground floor with residential
17 and with the addition of residential -- three residential units
18 on the penthouse level, the applicant states they'll be able to
19 do more family-sized units. That's their statement, but -- and,
20 as Commissioner Imamura said, the replacement of the retail was
21 due to the market conditions, which is what a lot of cases are
22 experiencing throughout the District these days.

23 CHAIRMAN HOOD: Okay. Thank you. Anything else from
24 anybody else, Commissioners?

25 COMMISSIONER WRIGHT: (Raises hand.)

1 CHAIRMAN HOOD: Commissioner Wright.

2 COMMISSIONER WRIGHT: Yeah. I just wanted to note a
3 couple of the sort of urban design issues. One is that by not
4 building the wing, that is going to remain temporarily just a
5 grassy area. They're going to have a blank wall. And the Office
6 of Planning has noted that they have agreed to do murals on that
7 blank wall as an interim measure, and I think that should be
8 included in the -- in the order, because I think it's very
9 important, because that blank wall may be there for a long time.
10 I think it's important to have them fulfill the agreement that
11 they've made to put murals on that blank wall.

12 I also think it's a positive thing that, on the front
13 facade at the ground level, they've actually taken away some of
14 the impervious area that was going to be outdoor co-working is
15 what they called it. It was sort of a small plaza, and they have
16 replaced that with greenscape, and I think that's actually
17 probably a good change. And I also, again, think it's fine to
18 move forward as, you know, a modification without a hearing.
19 Again, I think it's going to be a little odd, in terms of how it
20 looks for a while, with the side of the building sort of chopped
21 off and pushed off to a latter phase, but I think, with the
22 murals, it will help mitigate that quite a lot. So I support
23 it, as long as we include the murals in the -- in the final order.

24 CHAIRMAN HOOD: Okay.

25 COMMISSIONER WRIGHT: I also wanted to note that I

1 think later on we also have to vote on an extension on this same
2 case. There's another item on our agenda that is an extension,
3 and I don't know if we want to honestly take both of those items
4 at the same time or if we want to wait and do the extension later.

5 CHAIRMAN HOOD: Okay. I think we probably can -- unless
6 I hear otherwise from our legal counsel, I think we can do the
7 extension, unless I hear -- unless I see somebody turn their
8 camera on. We can also probably -- and I'm going to ask
9 Commissioner Imamura to include that in his motion, along with
10 the murals. When I was reading this about the murals, I said
11 that would be nice to put the Zoning -- I probably shouldn't say
12 that. Anyway, let me move on. So any other questions or
13 comments?

14 (No response.)

15 CHAIRMAN HOOD: All right. Commissioner Imamura, could
16 you also include the murals? And since no one from legal counsel
17 has said anything about the extension, if we're prepared, because
18 I think we have to extend it to begin with, so unless I'm
19 capturing it incorrectly. But, anyway, if you can include that
20 all in your motion, and then we'll just bypass that when we get
21 there?

22 COMMISSIONER IMAMURA: I certainly can, Mr. Chairman.
23 And to Commissioner Wright's comment about the murals, that is
24 stipulated in the OP report that it be included or recommended
25 that it's included in the -- in the order. And I think it's

1 | worth noting as well that sort of the blank wall or, as
2 | Commissioner Wright had said, it'll appear as if the building has
3 | been chopped off for some time. This is something that we have
4 | seen before -- many times before on the Zoning Commission for a
5 | number of projects down by the ballpark, so, certainly, not
6 | uncommon, but, certainly, not the most aesthetically pleasing,
7 | but we do know that it is just an interim solution until they
8 | move forward with the remaining part of the project.

9 | So, with that, I move that the Zoning Commission
10 | approve Zoning Case 21-20D, Steuart Investment Company,
11 | modification without a hearing of design review at Square 662,
12 | to also include the extension -- I think that's what it was; it
13 | was -- is that right -- time extension -- yes, to include the
14 | time extension, as noted, in the agenda, and ask for a second.

15 | VICE CHAIR MILLER: I would second it and just note
16 | that that time extension case is 21-20C, and it's a two-year time
17 | extension and it needs a waiver, so that should be part of the
18 | motion as well, because it's a second time extension on a design
19 | review.

20 | COMMISSIONER IMAMURA: I accept the --

21 | VICE CHAIR MILLER: So that's -- I will second -- I
22 | second that with all that.

23 | COMMISSIONER IMAMURA: I accept the friendly amendment,
24 | and thank you, Vice Chair Miller. I couldn't scroll down far
25 | enough to capture all that information, so thank you.

1 CHAIRMAN HOOD: Okay. Thank you for the motion and
2 also captioning both in -- two in one. It's been moved and
3 properly seconded. Any further discussion?

4 (No response.)

5 CHAIRMAN HOOD: Not seeing any, Ms. Ackerman, could you
6 do a roll call vote please?

7 MS. ACKERMAN: Yes. Commissioner Imamura.

8 COMMISSIONER IMAMURA: Yes.

9 MS. ACKERMAN: Commissioner Miller.

10 VICE CHAIR MILLER: Yes.

11 MS. ACKERMAN: Commissioner Hood.

12 CHAIRMAN HOOD: Yes.

13 MS. ACKERMAN: Commissioner Stidham.

14 COMMISSIONER STIDHAM: Yes.

15 MS. ACKERMAN: Commissioner Wright.

16 COMMISSIONER WRIGHT: Yes.

17 MS. ACKERMAN: Staff records the vote five to zero to
18 zero to approve Case Number 21-20D for final action, in addition
19 to Zoning Case 21-20C, which is a time extension and waiver.

20 CHAIRMAN HOOD: Okay. Thank you. Let's go to further
21 deliberations under Zoning Commission Case Number 14-18. This
22 is the Mid-City Financial Corporation's first-stage PUD and
23 related map amendment at Squares 3953, 3954, 4024, and 4025 and
24 Parcel 143 over 45, Brookland Manor. This is a motion to
25 extinguish the PUD. Ms. Ackerman, you have anything else to add?

1 MS. ACKERMAN: I do have a little summary. Do you want
2 me to read that through?

3 CHAIRMAN HOOD: If you want to. I think any time --
4 for me, anytime an applicant -- and my colleagues have -- you all
5 want to hear the summary -- anytime an applicant needs to
6 extinguish the PUD, I think I'm definitely amenable, because,
7 obviously, they got some other issues going on -- financial,
8 whatever the case may be. I don't think we need it, unless I
9 hear something otherwise. I'm looking at my colleagues.

10 MS. ACKERMAN: Okay. It's fine.

11 CHAIRMAN HOOD: Okay. So, with that, I will just
12 move -- and we can have a discussion, if anybody needs to -- I
13 would move that we grant that -- Mid-City Financial Corporation's
14 request for the motion to extinguish the PUD of Zoning Commission
15 Case Number 14-18, as noted in the request, and ask for a second.

16 COMMISSIONER IMAMURA: Second.

17 COMMISSIONER WRIGHT: I'll second that.

18 CHAIRMAN HOOD: Okay. It's been moved and properly
19 seconded. First, I didn't think we were going to get a second.
20 I was going to tell them to do it, but, anyway, it's been moved
21 and properly seconded. Any further discussion?

22 VICE CHAIR MILLER: Yeah. I --

23 COMMISSIONER WRIGHT: Can I -- yeah, I'm sorry. Go
24 ahead.

25 VICE CHAIR MILLER: No, go ahead.

1 COMMISSIONER WRIGHT: I was just going to say, I was
2 not here for the original approval of this PUD, and I'm sure it
3 has a long history behind it. It looks like it was a very, very
4 large and ambitious project, and it also looks like it was one
5 of the projects that fell into the issue of PUDs being appealed
6 and that there was a long appeal process. And I don't need to
7 have -- you know, sort of know the whole history, but I have to
8 say, you know, it's realistic that this project is not going to
9 move forward at this point, but it's a little -- it seems a little
10 sad, because it was a very -- again, it looks like a very
11 interesting, very ambitious project. But, anyway, that was just
12 a general comment. Vice Chair Miller, I'm sure, has more
13 knowledge.

14 VICE CHAIR MILLER: I wasn't -- I was basically going
15 to say what you said, that it's -- it does have a long history.
16 We approved it. It originally was filed, I think, 12 years ago.
17 We approved it eight years ago. We had multiple hours of public
18 hearings on this 1.9 million square-foot mixed-use development
19 of Brookland Manor, and it did go through 20 acres of property
20 in Ward 5. It did go through a DC Court of Appeals review
21 process, was affirmed -- our decision was affirmed, but it was a
22 multi-phase redevelopment of affordable housing, and it's -- the
23 applicant has determined finally that it's just, at this point,
24 not financially feasible and that it would be best to have a new
25 buyer figure out what to do with it, so --

1 CHAIRMAN HOOD: Okay. All right. And we -- I know
2 we -- and I appreciate the observation of Commissioner Wright,
3 but -- I've said this previously and I'll say it again -- a missed
4 opportunity. And that's very unfortunate, a very disservice to
5 some of the residents who were not opposed to what was going on.
6 And, again, this is a big time missed opportunity for the citizens
7 that live there and the citizens of Ward Five, and I'll leave it
8 at that. All right. Any further discussion?

9 (No response.)

10 CHAIRMAN HOOD: Not hearing any, Ms. Ackerman, could
11 you do a roll call vote please?

12 MS. ACKERMAN: Yes. So did I hear Commissioner Imamura
13 or Wright second that?

14 COMMISSIONER IMAMURA: You heard --

15 CHAIRMAN HOOD: Go ahead. I'm sorry.

16 COMMISSIONER IMAMURA: I'm sorry, Mr. Chairman. You
17 heard both, but I'll defer to Commissioner Wright.

18 MS. ACKERMAN: All right. Commissioner Hood.

19 CHAIRMAN HOOD: It's always when you get two seconds.
20 Yes.

21 MS. ACKERMAN: Commissioner Wright.

22 COMMISSIONER WRIGHT: Yes.

23 MS. ACKERMAN: Commissioner Miller.

24 VICE CHAIR MILLER: Yes.

25 MS. ACKERMAN: Commissioner Imamura.

1 COMMISSIONER IMAMURA: Yes.

2 MS. ACKERMAN: Commissioner Stidham.

3 COMMISSIONER STIDHAM: Yes.

4 MS. ACKERMAN: Staff records the vote five to zero to
5 zero to extinguish the approved first-stage PUD and related map
6 amendment in ZC Order 14-18.

7 CHAIRMAN HOOD: Okay. Thank you, Ms. Ackerman. Let's
8 go to -- I think the next case -- and, again, bear with me. I'm
9 working with something different. The next case is -- I'm having
10 operator's problems. The next case is final action in Zoning
11 Commission Case Number 25-14, 4347 Hunt Place Holdings, LLC, map
12 amendment at Square 5094. Ms. Ackerman.

13 MS. ACKERMAN: At the conclusion of the April 6th public
14 meeting, the Commission took proposed action to approve this
15 case, and it was referred to the NCPC for its 30-day comment
16 period. At Exhibit 28, we have the NCPC staff report, stating
17 that the proposal falls under an exemption listed in the NCPC's
18 guidelines and is exempt from the Commission review. This case
19 is ready for the Commission to consider final action. Thank you.

20 CHAIRMAN HOOD: Okay. Colleagues, I was trying to
21 remember this case. As I was looking through it, I didn't
22 remember any opposition, and I stand to be corrected, if it did.
23 I think this was pretty straightforward. I know we discussed a
24 lot during the hearing, and I think, from my standpoint, the
25 record stands. And I know Mr. Sullivan and others, we asked a

1 number of our questions, but did anybody have any outstanding
2 issues or comments that they wanted to further discuss? I think
3 the record pretty much is complete. I'm just looking. Any --

4 COMMISSIONER IMAMURA: (Raises hand.)

5 CHAIRMAN HOOD: Commission Imamura.

6 COMMISSIONER IMAMURA: Thank you, Mr. Chairman, and I
7 just want to reiterate that I'm in agreement with your summary.
8 I just want to underscore that ANC 7C had voted to approve, are
9 in support of this, as well as the fact that IZ Plus will not
10 apply for this particular case, due to the considerable number
11 of affordable units that are already in the Far Northeast and
12 Southeast Planning Area.

13 CHAIRMAN HOOD: Great. Sounds good. Any further
14 discussion on this?

15 (No response.)

16 CHAIRMAN HOOD: All right. Commissioner Stidham, could
17 you make a motion on this one please?

18 COMMISSIONER STIDHAM: Yep, absolutely. So I move for
19 final action on Case Number 25-14, 4347 Hunt Place Holdings, LLC,
20 map amendment at Square 5094, and ask for a second.

21 COMMISSIONER IMAMURA: Second.

22 CHAIRMAN HOOD: It's been moved and properly seconded.
23 Thank you both. Any further discussion?

24 (No response.)

25 CHAIRMAN HOOD: Not hearing any, Ms. Ackerman, could

1 | you do a roll call vote please?

2 | MS. ACKERMAN: Yes. Commissioner Stidham.

3 | COMMISSIONER STIDHAM: Yes.

4 | MS. ACKERMAN: Commissioner Imamura.

5 | COMMISSIONER IMAMURA: Yes.

6 | MS. ACKERMAN: Commissioner Hood.

7 | CHAIRMAN HOOD: Yes.

8 | MS. ACKERMAN: Commissioner Miller.

9 | VICE CHAIR MILLER: Yes.

10 | MS. ACKERMAN: And Commissioner Wright.

11 | COMMISSIONER WRIGHT: Yes.

12 | MS. ACKERMAN: Staff records the vote five to zero to
13 | zero to approve Case Number 25-14 for final action.

14 | CHAIRMAN HOOD: I'm going to call this case, and I'm
15 | going ask Commissioner Wright if she could take the lead on this
16 | one, time extension. Next case, Zoning Commission Case Number
17 | 20-28B, FC 110 N Street, LLC, on behalf of GSA, two-year time
18 | extension of design review at Square 743. Ms. Ackerman.

19 | MS. ACKERMAN: So the applicant is requesting a two-
20 | year extension of the deadline to begin construction on the
21 | approved design review project until May 21st, 2028.
22 | Additionally, the applicant is requesting a waiver from the
23 | requirements of Subtitle Z-705.4, which allows only one extension
24 | request for a design review development approval, which this
25 | would allow a second design review time extension.

1 At Exhibit 4, we have the OP report, which is in support
2 of the time extension and the waiver, and there are no reports
3 from the ANC. This case is ready for the Commission to consider
4 final action. Thank you.

5 CHAIRMAN HOOD: Thank you. And we have a waiver request
6 in this as well. Let me turn it over to Commissioner Wright. If
7 you don't mind taking the lead, talk us through it please.

8 COMMISSIONER WRIGHT: Sure. You know, this is another
9 extension request, which we've certainly seen our fair share of
10 them. It is a project in the Southeast Federal Center zone to
11 construct a nine-story mixed-use project with a maxim height of
12 130 feet. And the applicant has filed a building permit
13 application before their deadline, but they have not been able
14 to start construction, because of many of the reasons that we
15 have heard recently regarding the decreased demand for office
16 space, the downsizing of the federal footprint, tight credit
17 conditions, elevated borrowing costs.

18 The applicant has said that they're committed to moving
19 forward with the proposed office use for the project. They've
20 expended over six million dollars so far on development of the
21 project to date, but, because of the office vacancy rate and so
22 forth, they have not been able to secure anchor tenants or pre-
23 leasing commitments, and so they need to extend the project.

24 And Office of Planning recommends approval of a two-
25 year extension to begin construction, and we haven't heard from

1 the ANC, unless something has come in very, very recently. And
2 for all of the reasons given, I think that it is appropriate to
3 approve both the extension and the waiver for this extension.
4 So, if you all are ready, I will make a motion. It's -- I move
5 that we approve Zoning Commission Case Number 20-28B, FC 110
6 North Street, LLC, on behalf of GSA, for a two-year time extension
7 design review at Square 743, and this also includes a waiver,
8 because it allows a second design review time extension, and I
9 ask for a second.

10 COMMISSIONER STIDHAM: Second.

11 COMMISSIONER IMAMURA: Second.

12 CHAIRMAN HOOD: Okay. It has been moved and properly
13 seconded. Any further discussion?

14 (No response.)

15 CHAIRMAN HOOD: Okay. Not hearing any, Ms. Ackerman,
16 could you do the roll call vote please of the relief request --
17 what was requested?

18 MS. ACKERMAN: Yes. Commissioner Wright.

19 COMMISSIONER WRIGHT: Yes.

20 MS. ACKERMAN: Commissioner Stidham.

21 COMMISSIONER STIDHAM: Yes.

22 MS. ACKERMAN: Commissioner Hood.

23 CHAIRMAN HOOD: Yes.

24 MS. ACKERMAN: Commissioner Miller.

25 VICE CHAIR MILLER: Yes.

1 MS. ACKERMAN: Commissioner Imamura.

2 COMMISSIONER IMAMURA: Yes.

3 MS. ACKERMAN: Staff records the vote five to zero to
4 zero to approve Case Number 20-28B for final action, the waiver
5 also being approved.

6 CHAIRMAN HOOD: Okay. Thank you. Let's go to the
7 next -- the next case we've already taken care of. Let's go to
8 the next case, which is -- I want to ask Commissioner Stidham to
9 get ready for this one, if she doesn't mind; give me one second --
10 Zoning Commission Case Number 12-14F, 3rd and K, LLC, two-year
11 time extension and PUD at Square 542. Again, this is a request
12 for a time extension and a waiver request. Ms. Ackerman.

13 MS. ACKERMAN: The applicant is requesting a two-year
14 PUD time extension. Additionally, the applicant is requesting a
15 waiver from the requirements of Subtitle Z-705.5, which allows
16 no more than two time extension requests for an approved PUD and
17 limits the second time extension approval to no more than one
18 year. This would allow -- sorry. One moment. Sorry. I think
19 my notes are a little messed up. Is this it? Do I have my notes
20 messed up? Would this be a fifth time extension or is that
21 incorrect?

22 COMMISSIONER WRIGHT: I think it's third.

23 MS. ACKERMAN: Third. That's what I thought. Okay.
24 I wrote that down wrong. The applicant states that waving the
25 requirements of this subtitle to grant the time extension is

1 needed because of the difficulties with inflation. At Exhibit
2 5, the OP report is in support of the time extension and the
3 waiver. At Exhibit 6, ANC 6D submitted a report to the record
4 in support. This case is ready for the Commission to consider
5 final action. Thank you.

6 CHAIRMAN HOOD: Okay. I'm going to ask Commissioner --
7 we're on 12-14F, right?

8 MS. ACKERMAN: That's what I have, yes.

9 CHAIRMAN HOOD: All right. Thank you. Yeah, my stuff
10 is going up now. Ms. -- Commissioner Stidham, if you could take
11 the lead on this please.

12 COMMISSIONER STIDHAM: Sure. As was indicated, this
13 is a time extension for a property on K Street near the Waterfront
14 Metro Station. The first phase of the development is completed;
15 a multifamily building with an underground garage on the south
16 side of the site. The second phase is unbuilt. I think that
17 this is their second time extension request, hence the waiver,
18 and they cite the -- many of the same reasoning that many of the
19 other time extensions write. There is no change in what they're
20 asking, but the need for more time to develop it. So, with that,
21 I think it's fairly straightforward, so I'd make a motion to
22 approve the time extension for Zoning Case Number 12-14F at 3rd
23 and K -- well, 3rd and K, LLC for a two-year time extension of
24 PUD at Square 542, to include the waiver request that was for
25 the -- yeah, for the waiver request for this third time extension

1 for more than a year, and request a second.

2 COMMISSIONER WRIGHT: Second.

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

5 (No response.)

6 CHAIRMAN HOOD: Not hearing any -- thank you both --
7 Ms. Ackerman, could you do a roll call vote please?

8 MS. ACKERMAN: Yes. Commissioner Stidham.

9 COMMISSIONER STIDHAM: Yes.

10 MS. ACKERMAN: Commissioner Wright.

11 COMMISSIONER WRIGHT: Yes.

12 CHAIRMAN HOOD: Commissioner Hood.

13 CHAIRMAN HOOD: Yes.

14 MS. ACKERMAN: Commissioner Miller.

15 VICE CHAIR MILLER: Yes.

16 MS. ACKERMAN: Commissioner Imamura.

17 COMMISSIONER IMAMURA: Yes.

18 MS. ACKERMAN: Staff records the vote five to zero to
19 zero to approve Case Number 12-14F for final action, including
20 the waiver.

21 CHAIRMAN HOOD: Okay. Thank you. Moving right along,
22 let's go to hearing action, Zoning Commission Case Number 26-01,
23 LWH 801R, LLC, map amendment at Square 395. Who do we have; Ms.
24 Brown-Roberts or Ms. -- Ms. Brown-Roberts, let me go to you first.

25 MS. ACKERMAN: Yes, and Philip Isaiah as well.

1 CHAIRMAN HOOD: Okay. Oh, Mr. Isaiah. I'm not sure
2 whose case it is.

3 MS. BROWN-ROBERTS: Hi. I'm trying to get my camera
4 on. Sorry. Okay. Let's see. Yeah, okay, I'll just -- you can
5 hear me okay?

6 CHAIRMAN HOOD: Yes, yes, we can hear you.

7 MS. BROWN-ROBERTS: Good afternoon, Mr. Chairman and
8 members of the Commission. My name -- again, my name is Maxine
9 Brown-Roberts from the Office of Planning, for the record. This
10 evening, I would like to introduce you to a member of the OP
11 team. He's not very new. He's been here since November, but
12 this is his first time at the Zoning Commission. So I'd like to
13 introduce you to Philip Isaiah, and he's right there, and we can
14 see him. Thank you.

15 CHAIRMAN HOOD: Thank you. I was wondering about -- I
16 know we have another Philip, I believe, with the Office of
17 Planning, so I was getting confused. That's why I didn't call
18 your name, but Mr. Isaiah, it's -- welcome. This is your first
19 time at the Zoning Commission. We want to welcome you. I'm not
20 sure how easy we're going to be on you tonight, but, again, we
21 want to welcome you. Looking forward to working with you. We'll
22 turn it over to you for your report.

23 MR. ISAIAH: Thank you very much, Mr. Chairman, and
24 thank you, Ms. Brown-Roberts, for -- you know, for the lovely
25 introduction. And, with that, I will get to the subject matter

1 at hand. The -- for the record, of course, this is Philip Isaiah
2 on behalf of the Office of Planning. I now present for the
3 Commission's consideration a map amendment application from the
4 RA-2 zone to the MU-10 zone. OP staff finds that the subject
5 application is not inconsistent with the Comprehensive Plan and
6 recommends that the Commission set it down for a public hearing.

7 Next slide please. The subject property for this case
8 is located on the lot known as 801 to 811 R Street Northwest in
9 Shaw. To the east of the property across 8th Street is Lot 34,
10 which has approved -- has an approved map amendment from this
11 Commission from the RA-4 zone to the MU-8A zone, with an
12 associated PUD for 317 residential units. The southern entrance
13 to the Shaw-Howard University Metro Station is located on the
14 northeast corner of R and 8th Streets Northwest, directly across
15 from the subject property. Rowhomes and the campus of the
16 Benjamin Banneker Academic High School are located to the west
17 and southwest of the lot on land zoned RF-1.

18 Next slide. The property is currently developed with
19 a low-rise apartment building, six of them, and associated
20 surface parking lots. The property was up for sale by a prior
21 owner, and the existing Tenants Association exercised their right
22 to purchase the property under the Tenant Opportunity to Purchase
23 Act. The applicant later became a contract purchaser, and the
24 Tenants Association transferred its rights to the applicant to
25 develop the site with an all-affordable building and with right-

1 to-return for the current tenants.

2 Next slide. The applicant proposes to amend the zoning
3 map for this lot from the moderate-density residential RA-2 zone
4 to the medium-density mixed-use MU-10 zone. Staff analysis of
5 the Future Land Use Map designates the lot to be medium-density
6 residential and medium-density commercial. The dual designation
7 of this site calls for a mix of uses containing ground-floor non-
8 residential uses with residential uses above, which can be
9 achieved with the MU-10 zone. The Generalized Policy Map
10 designates the subject property as a Neighborhood Enhancement
11 Area, promoting mixed-use infill development, which can also be
12 achieved with the MU-10 zone.

13 Next slide. The Near Northwest Planning Area in which
14 the subject property is located lags in affordable housing
15 production, as defined in the Mayor's 2025 Housing Equity Goals.
16 As such, OP staff finds that the IZ Plus requirements, as
17 contained in Subtitle X, Subsection 502.1B, of the zoning
18 regulations is applicable and appropriate. At the same time, it
19 should be noted that the applicant's intent to build a project
20 that will contain dwellings that are all-affordable should exceed
21 the minimum affordability requirements, as mandated by IZ Plus.

22 When viewed from a racial equity lens, OP staff does
23 not anticipate direct displacement from the subject map
24 amendment, as the applicant has stated that tenants will be
25 permitted to return upon the delivery of the new units on a one-

1 to-one basis. And to further this claim, OP staff recommends
2 that the applicant provide additional information regarding
3 tenant communications and the relocation and return process.
4 Such the -- therefore, the subject map amendment would facilitate
5 the creation of a new fully-affordable transit-oriented housing
6 units for the neighborhood, and that is not inconsistent with the
7 existing Comprehensive Plan policies. As such, staff recommends
8 that it be set down for a public hearing. This concludes OP
9 testimony. Thank you.

10 CHAIRMAN HOOD: Thank you, Mr. Isaiah. Very well done
11 report. Let's see if my colleagues have any questions or
12 comments. Let me start first with Commissioner Imamura. Any
13 questions and comments?

14 CHAIRMAN HOOD: All right. Thank you, Mr. Chairman,
15 and welcome, Mr. Isaiah. You did a great job with your report
16 tonight, so thank you. I just have a couple questions. One,
17 just right out of the gate, if you're aware of any opposition.

18 MR. ISAIAH: I am not aware of any opposition. My
19 understanding from the applicant is that they have been in contact
20 both with neighboring properties and with the ANC, and, yet, no
21 such opposition has been brought to my attention.

22 COMMISSIONER IMAMURA: Okay. Great. Again, thank you
23 for highlighting the tenant relocation and right-of-return plans.
24 I think, if we do decide to set this down tonight, I'd be
25 interested in hearing from the applicant about their plans on how

1 | this map amendment would -- or is responsive to the neighborhood
2 | and the city, how it's aspirational, and what their plans are to
3 | activate the public realm, so I'm interested in hearing their
4 | story more than just moving this forward as a project, so I'd
5 | like to hear a little bit more from them about that in greater
6 | detail. But, otherwise, I don't think I have anything more, Mr.
7 | Chairman.

8 | CHAIRMAN HOOD: Thank you. Commissioner Wright.

9 | COMMISSIONER WRIGHT: Yeah. I was just following on
10 | what Commissioner Imamura had to say. I -- again, it's very
11 | appealing that this project came to be because the residents of
12 | the existing complex exercised their right of first refusal; I
13 | guess found a developer who is working with them; and that this
14 | is going to be a project that will create more affordable housing
15 | and also address the needs of the current residents, and that all
16 | sounds great.

17 | I would like to know a little more detail about how
18 | they intend to accomplish that, you know, in terms of tenant
19 | relocation and right-of-return, and is it going to be a phased
20 | project so that some of the tenants stay on site while part of
21 | the site's developed. I mean, I just would like to know a little
22 | bit more of how they're going to accomplish the -- their very
23 | excellent goals of minimizing displacement.

24 | Again, I think it's exciting that you know they've been
25 | able to come up with a a scheme that will have lots of affordable

1 housing. I know this is -- according to the charts we have
2 received, this is a part of the city that has not met all of
3 their affordable housing goals, and so it's really great that
4 this will move in the right direction, but I would love to, at
5 some point -- again, we're just being asked at this moment, I
6 guess, to set it down for hearing. I would love, when it does
7 come to hearing, for the applicant to sort of take us step by
8 step through the project and through how they're going to deal
9 with the relocation and avoid displacement. And I think that's
10 about it.

11 It's a great location right near Metro, right near
12 lots of other very dynamic uses within the community, you know,
13 near a library, near a major high school, near a lot of really
14 great uses, and it'll be wonderful to see and understand how this
15 will weave in with the neighborhood and really create a wonderful
16 community of affordable housing So I look forward to hearing
17 more. I believe it's appropriate to set this down for hearing.
18 I look forward to hearing more at the hearing about some of those
19 issues that I've mentioned.

20 CHAIRMAN HOOD: Okay. Thank you. Commissioner Stidham,
21 any comments or questions?

22 COMMISSIONER STIDHAM: No, no comments or questions for
23 me.

24 CHAIRMAN HOOD: Okay. Thank you. Vice Chair Miller,
25 any questions or comments?

1 VICE CHAIR MILLER: Thank you, Mr. Chairman, and I join
2 my colleagues and welcome you to the Zoning Commission, Philip
3 Isaiah, and it's a very comprehensive report. I agree with the
4 comments of my colleagues. I agree with the comments and your
5 recommendations in your report, particularly echoing what you
6 said and what my colleagues said, getting additional information
7 about the tenant communications, the relocation and return --
8 right-of-return process plans for the tenants who are there
9 today.

10 I think it would be helpful if the applicant -- even
11 though this this is not a project, technically, before us, we
12 know it facilitates the project that they want to do and that
13 the tenants apparently want to do, I think it would be helpful
14 to get a -- any kind of -- if there's a written commitment --
15 written commitments to the -- with the tenants or agreements or
16 something in writing that indicates that there is that one-to-
17 one replacement, and we know -- and we know that the intent is
18 to have even more than that amount of affordable housing than
19 exists there today, and on the relocation and communication
20 efforts with the tenants currently.

21 This is a -- it is a map amendment case, and, certainly,
22 the MU-10 zoning which is proposed -- which is being asked for
23 here is, certainly, much more consistent with the mixed-use
24 medium-density/medium-density commercial, medium-density
25 residential Future Land Use Map designation the Council and the

1 Mayor in the last Comp Plan cycle changed this site from moderate-
2 density residential, So there clearly is an intent by the city
3 to have more density here than the current zoning allows. So I
4 certainly support setdown -- setting this down for a hearing and
5 look forward to it. Thank you.

6 CHAIRMAN HOOD: I, too, would agree with what I've
7 heard. Again, I will state, I know we're not talking about a
8 project, but one of the things that I am concerned about is coming
9 to the hearing and let's -- working along with the Zoning
10 Commission and trying to come up with a relocation. So I'm asking
11 the applicant, make sure you come with -- and I think my
12 colleagues have already spelled this out, but I want to reiterate,
13 let's make sure that you come with a relocation, because I know
14 Commissioner Imamura, Commissioner Stidham, Commissioner Wright,
15 Vice Chair Miller, and myself do not want to help you plan your
16 relocation. We -- please, when you come, let's have it tight and
17 let's have it together, not half-baked, but have it right,
18 something that we can look at as we deal with -- move forward
19 with this map amendment. So that all -- that's the only request
20 I have, just make sure that you have it tight. And I believe
21 it's going to be tight, especially since how we got here, as
22 Commissioner Wright has already mentioned. So, anyway, that's
23 all I have on that. Any further comments or questions?

24 (No response.)

25 CHAIRMAN HOOD: And, Mr. Isaiah, it looks like you did

1 a fabulous job this time, man. It ain't going to always be like
2 that -- that easy, but good job tonight as well. All right. So
3 who went first? Commissioner Imamura, would you like to make a
4 motion? I think you went first right? Yeah.

5 COMMISSIONER IMAMURA: I did go first. Thank you, Mr.
6 Chairman. I'd be glad to make the motion. I move that the Zoning
7 Commission set down Case Number 26-01, LWH 801R, LLC, map
8 amendment at Square 395, and ask for a second.

9 CHAIRMAN HOOD: I'll second.

10 VICE CHAIR MILLER: Second.

11 CHAIRMAN HOOD: We'll give that to Vice Chair Miller,
12 Ms. Ackerman. It's been moved and properly seconded. Any further
13 discussion?

14 (No response.)

15 CHAIRMAN HOOD: Not hearing any, Ms. Ackerman, could
16 you do a roll call vote please?

17 MS. ACKERMAN: Yes. Was that Hood who seconded that?

18 CHAIRMAN HOOD: No, it was Vice Chair Miller.

19 CHAIRMAN HOOD: Miller. Okay. Sorry, I was taking
20 notes.

21 VICE CHAIR MILLER: It was a tie. He just deferred.

22 CHAIRMAN HOOD: Tie goes to the winner. That's you,
23 so --

24 MS. ACKERMAN: Okay. Commissioner Imamura.

25 COMMISSIONER IMAMURA: Yes.

1 MS. ACKERMAN: Commissioner Miller.

2 VICE CHAIR MILLER: Yes.

3 MS. ACKERMAN: Commissioner Hood.

4 CHAIRMAN HOOD: Yes.

5 MS. ACKERMAN: And Commissioner Stidham.

6 COMMISSIONER STIDHAM: Yes.

7 MS. ACKERMAN: And Commissioner Wright.

8 COMMISSIONER WRIGHT: Yes.

9 MS. ACKERMAN: Staff records the vote five to zero to
10 zero to approve Case Number 26-01 for setdown as a contested
11 case.

12 CHAIRMAN HOOD: Okay. Thank you. Let's move to the
13 next case, Zoning Commission Case Number 26-02, 639 Florida
14 Avenue, LLC, et al., map amendment at Square 3078. Mr. Mitchum.

15 MR. MITCHUM: Sorry. One moment here. Okay. Yes,
16 that's the presentation. Okay. Good evening, Mr. Chairman and
17 members of the Commission. My name is Joshua Mitchum with the
18 Office of Planning presenting Zoning Commission Application
19 Number 26-02.

20 Next slide please. Florida -- 639 Florida Avenue, et
21 al. requests a map amendment to rezone 639, 641, 645, and 647
22 Florida Avenue Northwest from the PDR-3 zone to the MU-10 zone.
23 The map amendment is intended to implement the policies and
24 strategies recommended by the Comprehensive Plan. The property
25 is located east of Georgia Avenue Northwest and is comprised of

1 four lots with frontage along Florida Avenue Northwest. The lot
2 is currently improved with several small-scale commercial uses.

3 Next slide please. The Future Land Use Map designates
4 the property for residential medium-density and commercial
5 medium-density uses. The Generalized Policy Map designates the
6 property as a Main Street mixed-use corridor. The proposed MU-
7 10 rezoning would not be inconsistent with the FLUM and GPM
8 designations, as the MU-10 zone would permit increased density
9 for residential uses and would allow for a broader range of uses
10 that supports the current institutional, residential, and
11 commercial character of the surrounding neighborhood better than
12 the existing industrial-focused zoning would.

13 Next slide please. When viewed through a racial equity
14 lens, the proposal, on balance, would not be inconsistent with
15 the Comprehensive Plan policies of the Mid-City Planning Area
16 Element. The project advances several policies related to racial
17 equity, as it will promote more affordable housing in the area
18 for the residents of the planning area.

19 The December 2024 Housing Equity Update from the Deputy
20 Mayor for Planning and Economic Development indicates that the
21 planning area has exceeded its target amount. However, OP notes
22 that the housing equity goals are designed to achieve a minimum
23 of 15 percent in a planning area and that there are minimums
24 only. Therefore, in this instance, OP is recommending that IZ
25 Plus standards be applied to the subject application.

1 Next slide please. In conclusion, the Office of
2 Planning recommends that the proposed map amendment be set down
3 for public hearing. Thank you, Mr. Chairman and members of the
4 Commission, and I'm happy to answer any questions. Thank you.

5 CHAIRMAN HOOD: Thank you as well, Mr. Mitchum. Again,
6 absolutely great report, as always. We appreciate the time and
7 attention that you put in your reports as well. Let's see if we
8 have any questions or comments. I'm not going to call anyone
9 specific. Who'd like to start us off, if you have any questions
10 or comments? I always like to do something a little different
11 sometimes, but if nobody has any questions or comments -- Vice
12 Chair Miller.

13 VICE CHAIR MILLER: I'll just ask a couple questions.
14 Yes, thank you, Mr. Mitchum, for your very comprehensive report,
15 and I agree with all the comments in your report and support
16 setting it down. So it's -- this is a map -- again, a map
17 amendment to change this site from PDR-3 to MU-10, and the Comp
18 Plan -- the Future Land Use Map, again, has medium-density
19 residential and medium-density commercial. Was that a -- I think
20 you alluded to it in your report. Was that a change made in the
21 2021 Comp Plan amendment cycle or was it always this way or what
22 was the -- if it was a change, what was the previous FLUM
23 designation, if you know?

24 MR. MITCHUM: I'm not sure. I can get that information
25 to you. I don't -- I'm leaning on it wasn't, but --

1 VICE CHAIR MILLER: Maybe at the hearing, that would
2 be fine.

3 MR. MITCHUM: Yeah, for sure.

4 VICE CHAIR MILLER: And since there are -- again, this
5 is not a project that's before us. This facilitates a project
6 with this kind of density that would be consistent -- much more
7 consistent with the Comp Plan than the current PDR-3 designation,
8 but since there are some small businesses currently there, the
9 map amendment, obviously, would facilitate ground-floor retail,
10 not that the -- those existing businesses can wait it out for how
11 many years the construction's going to take, but is -- do you
12 know if the -- if the project that's -- that might be facilitated
13 or envisioned by the applicant would -- does it include ground-
14 floor retail at this site or it's just not that far along? Maybe
15 if we get that information also at the hearing from the applicant,
16 that would be more appropriate to hear from the applicant. So
17 that's -- so I think that's -- were my only comments, Mr.
18 Chairman. And thank you, Mr. Mitchum for your report.

19 CHAIRMAN HOOD: Okay. Thank you. Any further
20 questions?

21 COMMISSIONER WRIGHT: (Raises hand.)

22 CHAIRMAN HOOD: Commissioner Wright.

23 COMMISSIONER WRIGHT: Yeah. I was just going to note
24 that there is information about the level of community outreach
25 that has happened to date. We know, from our work with projects

1 that Howard University is undertaking, that this is a very active
2 community. The LeDroit Park Civic Association is very engaged.
3 The ANC is very engaged. It does sound like they have done some
4 initial outreach. I don't believe we have received anything yet
5 from the ANC; is that correct?

6 MR. MITCHUM: To my knowledge, there's no ANC report
7 into the record yet. The applicant statements -- I believe
8 they're in the process of getting that done.

9 COMMISSIONER WRIGHT: Okay. Yeah, I would be
10 interested when we -- I'm fine with setting this down for a
11 hearing. When we have the hearing, I would like to know more
12 about what kind of community engagement that they've done and
13 to -- I'm definitely interested in hearing from the ANC and from
14 the LeDroit Park Civic Association. I know we aren't looking at
15 a specific project, although -- and there won't be any
16 residential displacement, but there will be displacement of some
17 small businesses, which frequently have a hard time coming back
18 into a new project. And this is an area that's sort of designated
19 to be sort of a very active Main Street kind of atmosphere, so I
20 definitely would like to hear from the applicant how they, you
21 know, intend to activate the ground floor of whatever new
22 development they end up doing, because that seems to be a
23 significant planning goal in this area as well. So I think it's
24 fine to set this down, and I'm just interested in hearing a little
25 more from the applicant about their outreach and about how they

1 | might really activate the ground floor of whatever project they
2 | ultimately -- they ultimately do in this -- in this property.
3 | Thank you.

4 | CHAIRMAN HOOD: Okay. Thank you. Any other questions
5 | or comments, anyone?

6 | (No response.)

7 | CHAIRMAN HOOD: Okay. Vice Chair Miller, could you
8 | make a motion?

9 | VICE CHAIR MILLER: Sure. Thank you, Mr. Chairman. I
10 | would move that the Zoning Commission set down for a public
11 | hearing Zoning Commission Case 26-02. It's a map amendment to
12 | rezone the properties located at 639, 641, 645, and 647 Florida
13 | Avenue Northwest from the PDR-3 zone to the MU-10 zone, with an
14 | IZ Plus designation, and ask for a second.

15 | COMMISSIONER IMAMURA: Second.

16 | COMMISSIONER STIDHAM: Second.

17 | CHAIRMAN HOOD: Okay. It's been moved and properly
18 | seconded. Any further discussion?

19 | (No response.)

20 | CHAIRMAN HOOD: Not hearing any, Ms. Ackerman, can you
21 | do a roll call vote please?

22 | MS. ACKERMAN: Commissioner Miller.

23 | VICE CHAIR MILLER: Yes.

24 | MS. ACKERMAN: Commissioner Imamura.

25 | COMMISSIONER IMAMURA: Yes.

1 MS. ACKERMAN: Commissioner Hood.

2 CHAIRMAN HOOD: Yes.

3 MS. ACKERMAN: Okay. Commissioner Stidham.

4 COMMISSIONER STIDHAM: Yes.

5 MS. ACKERMAN: And Commissioner Wright.

6 COMMISSIONER WRIGHT: Yes.

7 MS. ACKERMAN: Staff records the vote five to zero to
8 zero to approve Case Number 26-02 for setdown as a contested
9 case.

10 CHAIRMAN HOOD: Okay. Thank you. Ms. Ackerman, do we
11 have anything else?

12 MS. ACKERMAN: No, that was our last item on the agenda
13 tonight.

14 CHAIRMAN HOOD: Okay. I do have two quick announcements
15 to my colleagues. I'm in the process -- I made -- we made a
16 promise -- and I think it was me, more or less, than all of us --
17 about re-examining how our racial equity tool is looking. And I
18 made that promise that we will eventually have another
19 roundtable. I'm not sure when we're going to have it. We're
20 going to make sure that we do it conducive -- we're going to set
21 the agenda, set the tone, and figure out how we need to do this,
22 but we want to see what the public has to say. I've made -- I
23 made that commitment a while back, and it's time for us to -- I
24 believe it's time for us to do it. So I'm going to work with
25 staff, our legal counsel, and others to try to hold my commitment

1 to what we had said we would do by re-examining. And I also want
2 to see whether or not -- what my colleagues have to say and how
3 we feel about how we're moving forward with our racial equity
4 tool. The other thing is the Zoning Commission is going to meet
5 again on May the 21st in the Zoning Commission Case Number 25-18
6 on these same platforms. Any questions about either one? I know
7 there's no questions about the case, but any questions about what
8 I said prior?

9 MS. ACKERMAN: The Commission actually has a hearing
10 on the 18th.

11 VICE CHAIR MILLER: Do we have a hearing on May 17th?

12 CHAIRMAN HOOD: May 17th?

13 MS. ACKERMAN: Yeah, May 18th.

14 VICE CHAIR MILLER: May 18th.

15 CHAIRMAN HOOD: Oh, okay. I'm sorry. I'm sorry.

16 MS. ACKERMAN: It's okay.

17 CHAIRMAN HOOD: I skipped over -- I skipped over --
18 again, I'm -- I don't know why I thought today was the 18th.
19 Okay. So --

20 MS. ACKERMAN: To try and get out of it.

21 CHAIRMAN HOOD: No, no, no. That's probably -- okay.
22 So May the 18th is -- that's why I don't like doing it, because
23 I was getting ready to give you the wrong date -- May the 18th
24 of 2026, Zoning Commission Case Number 25-15, Florida Avenue and
25 Q Street. The Zoning Commission will meet again at four p.m. on

1 | these same platforms. So thank you both for correcting me on
2 | that. All right. So any other questions on the racial equity,
3 | we can talk about that later, but that's something I'm going to
4 | be working with staff to try to do, because I did make that
5 | commitment, and the community is going to hold me to it, like
6 | they should. And I do want to hear what they have to say about
7 | it. I think we all do want to hear what they have to say. All
8 | right. Anything else tonight, colleagues?

9 | (No response.)

10 | CHAIRMAN HOOD: All right. With that, I'll see y'all
11 | on the 18th -- not the 21st, the 18th. Y'all have a great
12 | evening.

13 | (Whereupon, the above-entitled public meeting was
14 | adjourned at 5:00 p.m.)

15 |

16 |

17 |

18 |

19 |

20 |

21 |

22 |

23 |

24 |

25 |

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

This is to certify that the foregoing transcript


In the matter of: Public Meeting

Before: DC Zoning Commission

Date: 05-14-26

Place: Webex Videoconference

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



Deborah B. Gauthier