GOVERNMENT OF
THE DISTRICT OF COLUMBIA

In the Matter of:	)
	)
ZONING COMMISSION PUBLIC MEETING	)
	)

Pages: 1 through 34

Place: Washington, D.C.

Date: November 12, 2026

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ZONING COMMISSION

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ZONING COMMISSION PUBLIC MEETING	)
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Thursday,
November 12, 2026

The Regular Public Meeting of the District of Columbia Zoning Commission convened via teleconference, pursuant to notice, at 4:00 p.m., Anthony J. Hood, Chairman, presiding.

APPEARANCES:

Zoning Commission:

ANTHONY J. HOOD, Chairman
ROBERT MILLER, Vice Chair
CHRISTINE BRUINS, Commissioner
JOSEPH S. IMAMURA, Commissioner
GWEN WRIGHT, Commissioner

Office Of Zoning Staff:

SHARON SCHELLIN, Secretary

Office Of Zoning Legal Division Staff:

JACOB RITTING, Esquire
HILLARY LOVICK, Esquire

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P R O C E E D I N G S

(4:00 p.m.)

CHAIRMAN HOOD: Good afternoon, ladies and gentlemen. We are convening and broadcasting this public meeting by video conferencing. My name is Anthony Hood, and I'm joined by Vice Chair Miller, Commissioners Wright, Imamura, and Bruins. We're also joined by the Office of Zoning staff, Ms. Sharon Schellin, as well as our Office of Zoning Legal Division, I believe, Ms. Hillary Lovick. I don't see Mr. Ritting, but either way, we have Ms. Lovick. I will ask all others to introduce themselves at the appropriate time.

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

For hearing action items, the only documents before us this evening are the application, the ANC sit-down report, and the Office of Planning report. All other documents in the record will be reviewed at the time of the hearing. We do not take any public testimony at our meetings unless the Commission asks someone to speak.

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your phone call-in, then please call our OZ hotline number at 202-727-0789 for Webex login or call-in instructions.

If you notice, I did not mention Mr. Paul Young, who always is handling all of our virtual operations and really interacting with the public and our staff. It's bittersweet. Today is his -- well, with us, being with us today, I'm not sure when his last day in the office, but today is his last day. And when I thought about Paul, I thought how we have worked together over the years, and, you know, people come and go, but not everything -- not everyone leaves a lasting impression. Paul, you have made a difference, earned the respect of others, left behind a legacy at this agency of excellence because, when we moved into this virtual operation, it was totally different. Now, when we were in the hearing room, you were back in the back in the room. You could kind of navigate.

But this, I mean, you've just been stellar, even to the point that I told the chairman of the Council when he and I were talking a couple of times when we were moving into this, I watched them so I could make sure that we were kind of operating like them, and I told him, I said, early on, you all were the model. But I said, Chairman Mendelson, now we are the model. So, hopefully, he'll see I said that again, but -- and a lot of that is due because of our staff.

And, Paul, let me just say this. You were a big part

of it, a major part of it, because not once -- now the public may complain about us, and that's what I said at the hearing, but they never complain about the staff or the way you handled this virtual arena that we had to enter into. So hats off to you, man. Best in your future. I'm going to definitely miss you because I remember when you got married, I remember all that. So I remember you, a young man, and, you know, I will always, you know, you and I would always have those conversations, but I am so proud of what you've done here. You've left a lasting impression, and I know you have big shoes to fill for whoever's going to be replacing you, but I want you to know how much you meant to me and to the Commission and to the board and to the office of how you have handled this.

So what I'm going to do is ask my colleagues if any of them have a say, and I'll start with Vice Chair Miller and we'll go from there.

VICE CHAIR MILLER: Well, thank you, Mr. Chairman. And I echo everything that you -- all the commendations and great things you said about Paul Young. Paul, we wish you all the success in your future personal and professional endeavors. You really have made this whole virtual experience -- not on the dais. We were -- you were doing the virtual even when we were in person, but you made -- it was a seamless transition six-and-a-half years ago, but it was a brave new world that we were entering, and it really -- you made it very smooth. And I

know the public appreciates, we certainly appreciate the way you recognize them and bring them into the hearing room when we needed to have -- when we need to have them, take them out when we don't need to have them anymore, take us out when we don't need to be needed anymore, so -- which happens at BZA every now and then when we interchange.

So you have made the zoning experience and the Office of Zoning perform outstanding over the last many years, and I will miss you. I do miss -- I don't miss much about the in-person, but I do miss riding the Metro on the Red Line with you after some of the meetings, and we could talk about the Washington football team, which I'm sure the Chairman won't be happy to see this evening with his team.

Anyway, good luck with everything, and thank you on behalf of the Zoning Commission and everybody in the District of Columbia. Thank you.

CHAIRMAN HOOD: Okay. Commissioner Imamura, did you want to add something?

COMMISSIONER IMAMURA: Well, thank you, Mr. Chairman. Absolutely. And I echo your sentiments as well as Vice Chair Miller. I do note that Vice Chair Miller is wearing his maroon there, his maroon and gold. I get to -- this is a chance to call you Paul because we always hear Mr. Young. And unlike Chairman Hood and Vice Chair Miller, I'm only familiar with the online platform when I first came on board. So this is the

expectation that I have moving forward, that Mr. Young was always there. And I tell you what, that's for BZA and Zoning Commission. And it always amused me that during any hearing, when applicants would say, Mr. Young, could you please pull up our slide deck and either zoom into a certain slide or whatever, he was very intuitive, and you did a phenomenal job.

And so what I regret most is that you and I never had a chance to play golf together, but I'm certain that you'll continue to work on your game. And like Vice Chair Miller said and Chairman Hood, wish you all the best professionally and personally for you and your family. You will be missed. And, like I said, it will take some getting used to not hearing, Mr. Young, please pull up our slide deck. And so as simple as that is, but -- and I also want to comment and commend you on providing the IT support as Johnny-on-the-spot for anybody, for the public really, to participate in the important process that we run here. And so thank you very much for your service to the District of Columbia and the residents here and the Zoning Commission. So, Mr. Young, Paul, best of luck.

CHAIRMAN HOOD: Okay. Commissioner Wright and then Commissioner Bruins. I know you're relatively new, but you're not new no more after a week, Commissioner Bruins, so I'm going to still come to you too. Commissioner Wright.

COMMISSIONER WRIGHT: Yeah, I -- it -- it's sort of funny. You develop -- relationships, it's not quite the right

word -- with people you've never met. And I never have met you, Paul, but I have appreciated your work. You know, the behind-the-scenes technical work is very not only important, but it's very sort of nail-biting. It's always, you know, some crisis waiting to happen where slides won't pull up or people who are supposed to be able to come on can't come on and people's computers aren't working and so on and so forth. And I have really appreciated that through all of it you've been calm, cool, and collected. You always take care of business, and, you know, you've done a fantastic job. So congratulations on your next chapter. We will miss you, and maybe someday we'll meet in person. Thanks.

CHAIRMAN HOOD: Okay. Commissioner Bruins?

COMMISSIONER BRUINS: Yeah, I've only known excellent execution. Thank you for making our jobs easier and making it easier for applicants and people coming to speak, and I wish you all the best. Thank you.

CHAIRMAN HOOD: And anyone from the staff, Sharon, Ms. Lovick, Mr. Ritting, who's joined us -- I did mention his name in the opening -- Ms. Schellin, you have anything? Or you all have probably already done all this.

MS. SCHELLIN: Yeah, I was just going to say, you know, Paul is like -- this is hard for me. Paul is like one of my kids, and he gave me another grandbaby, a cute little boy. And I will miss you, but I'll see you again. Take care.

CHAIRMAN HOOD: Okay. Ms. Lovick?

MS. LOVICK: Paul, Paul, I'm really going to miss you. I'm really sad to see you go. Thank you so much for all you've done. You have always immediately addressed anything I ever needed whenever I reached out to you, and I appreciated you so much and will always remember all you've done. Thank you for your professionalism and just your -- you are incredibly competent at what you do. It's admirable. I just, I appreciate you a great deal, and I'm really going to miss you. You take care, and I hope that everything goes beautifully for you and your family as you move forward in your future endeavors. Sorry, I'm, like, I'm choking up because I'm, like, emotional. Okay. Going off now.

CHAIRMAN HOOD: Okay. And, Mr. Ritting? You're on mute. I think he wants to hear what you have to say at least.

MR. RITTING: Sorry, I was trying to keep it short. Best of luck, Paul. It's been a real pleasure, and good luck with everything in the future. I really enjoyed working with you.

CHAIRMAN HOOD: All right, Paul, we've said our comments if you want to say something to us, but you know you can always reach back. If there's anything we can help you do, please do that. And, again, I'm going to miss -- all those snafus that I make, you all, you and the staff always have me covered because I make plenty of them and I know it. But

anyway, Paul, you got something you want to say? And then we're going to go ahead and get started.

MR. YOUNG: I just want to say thank you. I really appreciate all the kind words. And you guys will definitely be missed. I mean, you guys are like a second family almost. I mean, we've -- especially you, Chairman Hood, Vice Chair Miller, Sharon, we spent a lot of time together, especially when we were back in the office after hours. I definitely have missed those Crock-Pots, for sure. But, I mean, I appreciate all of you. And, I mean, I've learned a lot from you, not just about zoning. But it's been a real pleasure, and I'll miss you guys, for sure, so -- but thank you for all the kind words. I appreciate it.

CHAIRMAN HOOD: All right. So, Paul, don't leave right yet. I just did that early so people would -- everybody could take full advantage of it because I'm going to need your help through this proceeding, and then we are -- we're good to go. So thank you so much for everything, and best to your family. And I didn't know you had a little one too, so best to the entire family as well. And when the little one gets about 10 years old, make sure that they look at this video, okay? All right.

MR. YOUNG: Well, I hope you're not still here, but I'll send it to you then.

CHAIRMAN HOOD: I probably won't be. Matter of fact,

I know I won't be. All right. Thank you.

Ms. Schellin, let's also wish Ms. Schellin a happy birthday. I just realized I think that was dated -- I don't know. I think your birthday was on the 10th, so happy birthday to you.

All right. All right. So, with that, let's go right to our agenda, Ms. Schellin.

MS. SCHELLIN: One person who never forgets is Harry Gates. I must say that because he remembers it's the Marine Corps' birthday, and I always get an email every year.

CHAIRMAN HOOD: Oh, good. Good.

MS. SCHELLIN: So, in all my years of working here, Mr. Gates never forgets.

CHAIRMAN HOOD: And Anthony Hood always does, but anyway. All right. So let's --

MS. SCHELLIN: But, yes, no preliminary matters.

CHAIRMAN HOOD: No preliminary matters. Okay. Let's start with our first case. Final -- and the Zoning Commission did not go into closed session -- but final action, Zoning Commission Case Number 26-06, 639 Florida Avenue, LLC, et. al, Map Amendment at Square 3078. Ms. Schellin.

MS. SCHELLIN: Yes. Back to serious business now. Okay. So, on this case, we're at final action. At the October 1, 2026, hearing, the Commission took proposed action to approve the case at the close of the hearing. The new

exhibit since the hearing at Exhibit 30, NCPC, the case was referred to them on October 7 for their 30-day comment period. As of the 10th, they had not filed a report yet, so I am going to turn this over to the Commission to consider final action. Thank you.

CHAIRMAN HOOD: Thank you, Ms. Schellin. Unless I hear any objections, we've been through this. We know that the rezoning from the PDR is potentially inconsistent. We knew that in the comp plan guidance to retain existing PR. However, the potential inconsistency, as we always look at, outweighed the comp plan policies. One of them would be advanced. You know, it's ironic, and I'm going to bust her out. Sheila Cross Reid knows I'm in a hearing. She's a former chair of the BZA, and she's calling me now, so it's just funny. But anyway. Yeah, Sheila, if you watch this, I bust you out.

But anyway, it says would be an advanced through the rezoning provisions of greater density in housing, and one of the other facts, that the FLUM designation for the site no longer includes PDR striping and the existing zoning is therefore inconsistent with the FLUM. So, unless somebody has any other issues or comments, I would move that we approve -- we'd already done propose -- I would move that we approve Zoning Commission Case Number 26-02, 639 Florida Avenue, LLC, et al., Map Amendment at Square 3078, and ask for a second or any additional com -- ask for a second first.

VICE CHAIR MILLER: I would second it and note that it was, as we did it, proposed that IZ -- has an IZ -- this map amendment has an IZ+ designation, as recommended by the Office of Planning.

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

(No response.)

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

MS. SCHELLIN: Yes, sir. Commissioner Hood?

CHAIRMAN HOOD: Yes.

MS. SCHELLIN: Commissioner Miller?

VICE CHAIR MILLER: Yes.

MS. SCHELLIN: Commissioner Wright?

COMMISSIONER WRIGHT: Yes.

MS. SCHELLIN: Commissioner Imamura?

COMMISSIONER IMAMURA: Yes.

MS. SCHELLIN: And Commissioner Bruins?

COMMISSIONER BRUINS: Yes.

MS. SCHELLIN: The vote is five to zero to zero to approve final action in Zoning Commission Case Number 26-02. Thank you.

CHAIRMAN HOOD: Okay. Next, we'll do time extensions. I'm going to ask my colleagues to take the lead. I'm going to start. We're going to go with the Vice Chair

first if we have enough. Vice Chair first, Commissioner Imamura second, Commissioner Wright third, Commissioner Bruins fourth, and then it'll come back to me if you all don't mind just taking the lead on these. Okay. Time extension: Zoning Commission Case Number 15-20F, TBSC Master Owner I, LLC, Two-Year Time Extension to Second Stage PUD at Square 620.

Ms. Schellin.

MS. SCHELLIN: Just preliminarily, if I may, OP's report in this case was filed late, and so I just want to, if you guys would, by consensus, agree to accept their waiver request or rule on their waiver request. If you'll accept their late filing, they've asked for that waiver.

CHAIRMAN HOOD: Any --

MS. SCHELLIN: Do you guys agree with --

CHAIRMAN HOOD: Yeah, any objections?

MS. SCHELLIN: No objections? Okay.

CHAIRMAN HOOD: Not seeing any objections, we will accept it, yes.

MS. SCHELLIN: Okay. Okay. So then moving on, as you stated, Chairman Hood, this is a time extension request for two years and also a waiver request because they've had more than one time extension. And so they're asking for this second one -- I'm sorry, more than two. They've asked for this to be for two years, the second one. And they're asking that they be able to file their building permit by November 10, 2028, and

commence construction by 2029, the same date. And their waiver request, as I stated, was because of the more than two time extensions and the second one being for more than one year.

The applicant's justification, they've stated that they've been unable to obtain financing to move forward with the project despite their good-faith efforts with the challenges, including the elevated interest rates, rising construction and financing costs, the weakened market conditions, reduced investor demand, and that has made -- they've all made the multifamily residential development in the district quite difficult.

At Exhibit 7, OP is recommending approval for both the waiver request and the extension. And at Exhibit -- I'm sorry, so far, as of Tuesday, rather, before the holiday, ANC 6E had not filed a report at that time. However, the 30 days to reply has expired, so I'll turn this over to the Commission to make their decision on this case.

CHAIRMAN HOOD: Thank you, Ms. Schellin, for teeing that up, and I'm going to ask Vice Chair Miller to take the lead on this one.

VICE CHAIR MILLER: Well, thank you, Mr. Chairman. Thank you, Ms. Schellin, who has teed it up and described the time extension. The second -- this is the second time extension for the north -- this is the north parcel of the long-awaited Sursum Corda redevelopment. The north parcel is

going to have 715 units of housing, as well as a lot of the public benefits associated with the entire PUD, including neighborhood-serving retail and open space amongst other transportation and other improvements. The south parcel was completed, and that has 561 units. But I think the time extension, like so many, unfortunately, other time extensions on this agenda and recent zoning commission agendas, I think good cause has been demonstrated due to the market conditions, the difficulty to obtain financing, particularly for multifamily development, and that's just where we are in the current economic climate. So I support moving this forward.

CHAIRMAN HOOD: Okay. Let's go ahead and call for a motion and a second, and then we'll have any discussion. Kind of move a little faster that way.

VICE CHAIR MILLER: I'll go ahead and move, and I should have done that, that the Zoning Commission approve the time extension for Zoning Commission Case Number 15-20F, TBSC Master Owner I, LLC, the two-year time extension of the second stage PUD at Square 620 and ask for a second.

COMMISSIONER IMAMURA: Second.

CHAIRMAN HOOD: It's been moved and properly second. Any further discussion?

(No response.)

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

MS. SCHELLIN: Yes, sir. Commissioner Miller?
VICE CHAIR MILLER: Yes.
MS. SCHELLIN: Commissioner Imamura?
COMMISSIONER IMAMURA: Yes.
MS. SCHELLIN: Commissioner Hood?
CHAIRMAN HOOD: Yes.
MS. SCHELLIN: Commissioner Wright?
(No response.)
MS. SCHELLIN: Is she locked up? I think she's frozen. Commissioner Wright?
COMMISSIONER WRIGHT: Yes.
MS. SCHELLIN: Oh, there we go. Commissioner Bruins?
COMMISSIONER BRUINS: Yes.
MS. SCHELLIN: The vote is five to zero to zero to approve final action in Zoning Commission Case Number 15-20F. And if the applicant could work with OZLD on a draft order as far as whether that could be a summary order or not, that would be great. If they could reach out to Hillary. Thank you.
CHAIRMAN HOOD: Okay. Ms. Schellin, let's call the -- let me see, the next case. Give me one second. Okay. Zoning Commission Case Number 22-28B, 1100 South Capitol, LLC, Two-Year PUD Time Extension of Approved Design Review at Square 698, Lots 814 and 817. Ms. Schellin?
MS. SCHELLIN: Yes, sir. So, on this one, they're also asking for a waiver, and they are asking for a two-year

time extension to file their building permit application by February 17, 2029, and to begin construction by 2030, same date. The waiver request is to allow, again, the second time extension for more than one year.

So, on this case, the applicant's justification: they've been unable to obtain financing also, although they have continued to advance the project, including retaining a real estate advisor to evaluate the sale, joint venture, and financing, completing the schematic and partial design development drawings. They've secured access rights for future construction, et cetera. So they are making effort, but they are just having issues obtaining financing, which seems to be the story we're hearing from most developers these days.

The OP report at Exhibit 7 recommends approval of the waiver and time extension. They noted that there's no substantial changes in the material facts, and so that's -- they're -- they are recommending approval. And ANC 6/8F, that report is at Exhibit 5, stating that they voted to support four to zero to one of the time extension on the condition that the applicant meet with the ANC approximately one year from now to discuss updated project timelines and market conditions, which I understand the applicant has agreed to do. And as of before -- the day before the holiday, AN6D had not submitted a report, so I will turn this over to the Commission to consider action.

CHAIRMAN HOOD: Okay. Thank you, Ms. Schellin. Let's go to Commissioner --

MS. SCHELLIN: And, I'm sorry, that was the second design review extension. If I said PUD, I meant design review.

CHAIRMAN HOOD: Okay. Let's go to Commissioner Imamura. Again, we have a waiver request, and we have an extension in front of us. Commissioner Imamura, could you lead us through this one?

COMMISSIONER IMAMURA: Yes, sir. Thank you, Mr. Chairman. Not much more to add. Secretary Schellin covered all of it. I would just add one element to this is that, again, this is at 1100 South Capitol to develop a new residential building with approximately 263 units, to include ground floor and rooftop amenity space and approximately 162 parking spaces as well, so certainly an important project for the neighborhood. I don't have anything further to add and recommend the Zoning Commission approve for final action Case 22-28B as captioned in red and ask for a second to include the waiver.

COMMISSIONER BRUINS: Second.

CHAIRMAN HOOD: Okay. It's been moved and properly seconded. I think that was Commissioner Bruins who seconded. Moved and properly second. Any further discussion?

(No response.)

CHAIRMAN HOOD: Not hearing, Ms. Schellin, would you

do a roll call vote, please?

MS. SCHELLIN: Commissioner Imamura?

MS. LOVICK: Excuse me, sir. Excuse me. Excuse me. Are you agreeing to the ANC condition? Are you?

MS. SCHELLIN: Commissioner Imamura?

COMMISSIONER IMAMURA: Yes, I am.

MS. LOVICK: Oh, okay. Sorry. I'm just clarifying that. Sorry.

COMMISSIONER IMAMURA: Yes. No --

MS. LOVICK: Okay. Thanks.

COMMISSIONER IMAMURA: I think, yes, and let me just reiterate to include the ANC condition that the applicant meet with the ANC approximately one year from now to discuss updated project timelines and market conditions, which seems reasonable to me.

MS. SCHELLIN: And Bruins, Commissioner Bruins, you had your hand up.

CHAIRMAN HOOD: Commissioner Bruins, do you accept?

COMMISSIONER BRUINS: Yes.

MS. SCHELLIN: Okay. So Commissioner Imamura?

COMMISSIONER IMAMURA: Yes.

MS. SCHELLIN: Commissioner Bruins?

COMMISSIONER BRUINS: Yes.

MS. SCHELLIN: Commissioner Hood?

CHAIRMAN HOOD: Yes.

MS. SCHELLIN: Commissioner Miller?

VICE CHAIR MILLER: Yes.

MS. SCHELLIN: Commissioner Wright?

COMMISSIONER WRIGHT: Yes.

MS. SCHELLIN: The vote is five to zero to zero to approve final action in Zoning Commission Case Number 22-28B. If we could have the applicant to reach out to Ms. Lovick to discuss whether a summary order is appropriate or not and provide a draft order in two weeks. Thank you.

CHAIRMAN HOOD: Okay. Thank you, Ms. Schellin.

Let's go to the next case, Zoning Commission Case Number 0528AK, Lano Parcel 12, LLC, Two-Year PUD Time Extension to First Stage PUD Square 5055. Again, this is a time extension and a waiver request. Ms. Schellin?

MS. SCHELLIN: Yes, sir. On this one, as you stated, it is a two-year time extension request and for a waiver, and it's to extend the deadline to October 3, 2028. And the applicant's justification for this is due to a series of challenges making construction in Ward 7 difficult, including the state of residential, retail, and office market conditions in that ward east of the Anacostia River. They've had challenges in obtaining financing also for mixed-income and mixed-use development, and there's also, evidently, the interest rate is climbing, and that's been an issue for them too, so they have just been unable to proceed with the

remaining Parkside blocks. I think this project's been going on for close to 20 years as they've been going, but it was very large. So a two-year time extension is needed to give future investors assurance that development of the Parkside PUD is certain. OP submitted a report at Exhibit 7 recommending approval for the waiver and time extension, and as of this writing, ANC 7D, nor 7F have provided a report, along with the only other party, which was Parkside Townhomes Condo Association Inc. So I will turn this over to the Commission to have their discussion. Thank you.

CHAIRMAN HOOD: Thank you, Ms. Schellin. I'm going to ask Commissioner Wright if she can lead us through this, please.

COMMISSIONER WRIGHT: Sure. Again, I think that Ms. Schellin has gone through all of the details of the request. It is unfortunate that we are having so many extension requests, but I think it is a sign of the times and of the current economy, unfortunately. I think that this is very appropriate, and I would be glad to make a motion recommending that the Commission approve Case Number 05-28AK, Lano Parcel 12, LLC, two-year PUD time extension to first stage PUD Square 5055, with the waiver request because this is a additional extension that is more than one year in time. So, with that, I would ask for a second.

COMMISSIONER IMAMURA: Second.

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

VICE CHAIR MILLER: I would just quickly note that, channeling former Commissioner May, I think he had heartburn over the seven or six -- maybe five previous extensions that he was on for this project. But the project has delivered housing and has made -- is making improvements, including, I think, a park and playground, interim improvement on the site that this extension is for. So I support the time -- the eighth time extension for this project.

CHAIRMAN HOOD: So I heard --

COMMISSIONER BRUINS: I appreciate that context because I couldn't even understand. The case number was so old, and seeing the original was September 2006, it helps to know that on this eighth time extension progress has been made. It's pretty far out from the original.

CHAIRMAN HOOD: So let me just say -- I wasn't going to say anything because I thought it was fluid, but I want to put on the record that the Commission, which I happened to have been sitting on at the time, we knew then that it was going to take a while. And this to me, when I saw eight, I said, okay. I was thinking it was going to be around, like, Herb Franklin, Commissioner May's predecessor, Mr. Franklin, who represented the Architect of the Capitol, who's now deceased, but he -- he's the one who, when I first got here, they were having

extensions from, like, the ‘50s and ‘60s, so -- and I got here in ‘98, so that's what it's -- I always call the rule that we have now about getting extensions the Herb Franklin Rule.

But, in this case, I remember all of us were concerned about what was being done here, and this hadn't even been the first request for an extension. We knew it was going to take a while at the time, but we couldn't foresee the time -- at the sign of the times, which we have now. And I think Commissioner Wright mentioned that, so -- and I would agree. So that's kind of it, eight, nine. And when you start getting, especially with the sign of the times -- so I just want you all to know that the Commission at that time knew then that it was going to take a while but maybe not this long. But anyway, it is what it is. Okay. It's been moved and properly second. We all had our comments. Commissioner Wright?

COMMISSIONER WRIGHT: Yeah, just -- and I would also note that the original project was three million square feet of mixed-use development. That is a huge project that is, of course, going to be built over many, many years. And it sounds like they still have about 1.8 to build, but they have built, I guess, 1.2 of the approximate three million that was originally approved in this PUD. So I just, I think we have to look at the magnitude of the project as well.

VICE CHAIR MILLER: I think I would just underline that point, and that's the point that Commissioner May

actually, he made when he was approving the previous time extension, that it is an unusually large project and it's in -- it has phases that maybe we should have -- maybe it should have been done originally in different cases. But it was done the way it was done, and we recognize that, and now there have been market conditions for the most recent time extension. So I think the unusually large nature of this project and its accomplishment so far.

CHAIRMAN HOOD: Okay. Yeah, all those comments are consistent with what I heard years ago. So the Zoning Commission, whoever's here, is very consistent, so I leave it at that. All right. Did we get a motion, Ms. Schellin? Was it moved and properly seconded? Any -- did we get a -- we did get a motion, right?

COMMISSIONER WRIGHT: Yes.

CHAIRMAN HOOD: Okay.

COMMISSIONER WRIGHT: I made the motion, and I believe --

CHAIRMAN HOOD: And Commissioner --

COMMISSIONER WRIGHT: -- Commissioner Imamura seconded it.

CHAIRMAN HOOD: Okay. Any further discussion?

(No response.)

CHAIRMAN HOOD: Okay. In that case, Ms. Schellin, could you do a roll call vote, please?

MS. SCHELLIN: Yes. This one, let me flip my pages back. Commissioner Wright?

COMMISSIONER WRIGHT: Yes.

MS. SCHELLIN: Commissioner Imamura?

COMMISSIONER IMAMURA: Yes.

MS. SCHELLIN: Commissioner Hood?

CHAIRMAN HOOD: Yes.

MS. SCHELLIN: Commissioner Miller?

VICE CHAIR MILLER: Yes.

MS. SCHELLIN: And Commissioner Bruins?

COMMISSIONER BRUINS: Yes.

MS. SCHELLIN: The vote is five to zero to zero to approve Zoning Commission Case Number 05-28AK for final action, and I would ask that their attorney also reach out to OZLD regarding a draft order in two weeks. I will say that this case, for those who weren't around here when this case started, other than Anthony and I or Chairman Hood and I, there was another case, Capper/Carrollsburg, and there was always the question which case was going to get to the double digits first. Are we going to run out of the alphabet on this case or this case first? And everybody thought that Capper/ Carrollsburg would make it to the double letters first, and, as you can see, we are on AL for this project already, so it passed Capper/Carrollsburg. But they filed a lot of modifications, minor mods or now mods without hearings and mods

with hearings, so they have had a lot of cases before the Commission and altogether 17 time extensions from 2005. Some of those don't count now, but altogether. So they have been moving along.

CHAIRMAN HOOD: Thank you. We got a lot of history on this one. It's another case. I can't think of the one that was here when I got here, and it's still around, but I can't think of that one. We'll move on. Anyway, Zoning Commission Case Number 05-28AL, Parkside 9A QOZB, LLC, One Year PUD Time Extension to Second Stage PUD at Square 5056. Ms. Schellin?

MS. SCHELLIN: Yes, sir. So this one too needs a waiver request, but they're only requesting a one-year time extension, but it's been more than two time extensions. So, here, they are justifying it because the applicant continues to actively pursue financing to begin construction for Parcel 9, for the Parcel 9A building, confronting the same adverse market conditions impacting other PUDs in the district as far as funding sources. This one year will allow the applicant some more time to try to negotiate financing. They have -- even with the climate being what it is, the applicant has already filed their building permit for both Parcels 9A and 9B, and they are going to remain -- and they are remaining confident that there is a demand for this residential property in Parkside. So they want to continue with this project, and that's the request for the time extension.

OP at Exhibit 6 recommends approval for both the waiver and time extension, and as of this report, 7D, 7F, nor Parkside Townhomes Condo Association provided reports. So I'll turn it over to you guys to discuss.

CHAIRMAN HOOD: Okay. Thank you. I'm going to ask Commissioner Bruins if she can take the lead on this.

COMMISSIONER BRUINS: Ms. Schellin did a great job of summarizing this case. As part of the original Parkside PUD, which was approved in April 2007 and originally covered 15-and-a-half acres in Ward 7 and included the related map amendment and, as has been summarized, a building permit has been filed, and the request for the time extension is consistent with what we're seeing across the board. So I would recommend a motion to grant the waiver request and the time extension for this case.

COMMISSIONER IMAMURA: Second.

COMMISSIONER WRIGHT: Second.

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

(No response.)

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

MS. SCHELLIN: Commissioner Bruins?

COMMISSIONER BRUINS: Yes.

MS. SCHELLIN: Commissioner Imamura?

COMMISSIONER IMAMURA: Yes.

MS. SCHELLIN: Commissioner Hood?

CHAIRMAN HOOD: Yes.

MS. SCHELLIN: Commissioner Miller?

VICE CHAIR MILLER: Yes.

MS. SCHELLIN: Commissioner Wright?

COMMISSIONER WRIGHT: Yes.

MS. SCHELLIN: The vote's five to zero to zero to approve final action in Zoning Commission Case Number 05-28AL. And, again, if the applicant would provide the draft order in two weeks, check in with OZLD, Ms. Lovick, on whether it can be a summary order or not. Thank you.

CHAIRMAN HOOD: Okay. I think our last case, I think, Zoning Commission Case Number 20-27B, High Street District Development, Incorporated, One Year PUD Time Extension at Square 445. Ms. Schellin?

MS. SCHELLIN: Yes, sir. On this one, as you stated, it's a one-year time extension to start construction by December 17, 2027. The applicant states that it needs more time to secure financing for this project also. Since their prior extension, they've actively moved forward with their project, even providing -- or making significant progress by filing the building permit application. They've also filed the PUD covenant in the land records, but due to the adverse market conditions for commercial real estate in the district, they've

also been unable to obtain financing, as I stated. So they -- this request is being made. OP at Exhibit 4 has recommended approval of the time extension, and ANC2G has not provided a report, but the 30 days has run. So I will turn this over to the Commission for consideration.

CHAIRMAN HOOD: Thank you, Ms. Schellin. I did look at the ANC2G not providing a report, but I'm always under the firm belief that if ANC2G or some ANCs in the city don't respond, then they don't necessarily have a problem with it. I shouldn't say that, but I know some of the ANCs are very into what we do here, and if they had an issue, I know we would have heard it, I believe. I think I'm correct on that, but I'm going to put it out there like that.

I think Ms. Schellin teed it up. The only concern I had on this one was the one year. I always say this: Are they asking for -- and I know we don't want to keep delaying it -- are they asking for enough time? But I assume that they only asked for one year. They know what they can do in one year. I don't know what all's going to change, but I just always encourage applicants to ask for more time so we won't have to then do a waiver request and then come back and kind of consider the same stuff. But I'll leave it. I'm going -- we're going to go with the request in front of us unless my colleagues have any additional comments or suggestions.

So, with that, I will move that we approve Zoning

Commission Case as requested Number 20-27B, High Street District Development, Incorporated, one-year PUD time extension at Square 445 and ask for a second.

COMMISSIONER WRIGHT: Second.

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

VICE CHAIR MILLER: Yeah, I would just note that this is the project, it's been summarized correctly, and I agree with everything everybody said. Just note for the public record that this is a project at 7th and P Streets Northwest, and it's 223 residential units, including IZ units and an additional affordability requirement under covenants that exist on some of the property, ground floor retail space, and significant public benefits, including public art along P Street. And I support the time extension.

CHAIRMAN HOOD: Okay. Any further discussion?

(No response.)

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

MS. SCHELLIN: Commissioner Hood?

CHAIRMAN HOOD: Yes.

MS. SCHELLIN: Commissioner Bruins?

COMMISSIONER BRUINS: Yes.

MS. SCHELLIN: Commissioner Miller?

VICE CHAIR MILLER: Yes.

MS. SCHELLIN: Commissioner Wright?
COMMISSIONER WRIGHT: Yes.
MS. SCHELLIN: Commissioner Imamura?
COMMISSIONER IMAMURA: Yes.
MS. SCHELLIN: The vote is five to zero to zero to approve final action in Zoning Commission Case Number 20-27B. And then I would ask this applicant to also provide a draft order in two weeks, checking with OZLD on whether it needs to be a full order or a summary. Thank you.
CHAIRMAN HOOD: Well, Ms. Schellin, do we have anything else before us?
MS. SCHELLIN: Nothing else.
CHAIRMAN HOOD: So, Ms. Schellin, can you tell us when our next meeting is? Because I don't see it in the month of November.
MS. SCHELLIN: It's in December.
CHAIRMAN HOOD: Okay.
MS. SCHELLIN: It will be December 14, Case Number 26-03. It is a map amendment case for Michael Williams.
CHAIRMAN HOOD: Okay. All right. So, with that, since we won't meet again, I want you all to have a Happy Thanksgiving or however you celebrate, enjoy your holiday with friends and family and enjoy yourselves and be safe. And looking forward to seeing you all on the 14th of December. And, again, Paul, congratulations. And with that, unless

anybody have anything else to say, this meeting's adjourned. Thank you all. Thanks, everybody.

(Whereupon, at 4:45 p.m., the meeting in the above-entitled matter was adjourned.)

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REPORTER'S CERTIFICATE

DOCKET NO.: --

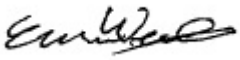
CASE TITLE: Zoning Commission Public Hearing

HEARING DATE: November 12, 2026

LOCATION: Washington, D.C.

I hereby certify that the proceedings and evidence are contained fully and accurately on the tapes and notes reported by me at the hearing in the above case before the Government of the District of Columbia, Zoning Commission.

Date: November 12, 2026



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