

GOVERNMENT  
OF  
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

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SPECIAL MEETING

+ + + + +

MONDAY

OCTOBER 5, 2020

+ + + + +

The Special Meeting of the District of Columbia Zoning Commission convened via Videoconference, pursuant to notice at 4:14 p.m. EDT, Anthony J. Hood, Chairman, presiding.

ZONING COMMISSION MEMBERS PRESENT:

- ANTHONY J. HOOD, Chairperson
- ROBERT MILLER, Vice Chairperson
- MICHAEL G. TURNBULL, FAIA, Commissioner (AOC)
- PETER G. MAY, Commissioner (NPS)
- PETER SHAPIRO, Commissioner

OFFICE OF ZONING STAFF PRESENT:

- SHARON S. SCHELLIN, Secretary
- PAUL YOUNG, Zoning Data Specialist

OFFICE OF PLANNING STAFF PRESENT:

- ANDREW TRUEBLOOD, Director

D.C. OFFICE OF THE ATTORNEY GENERAL PRESENT:

- MAXIMILIAN TONDRO, ESQ.

The transcript constitutes the minutes from the Special Meeting held on October 5, 2020.

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

2 (4:14 p.m.)

3 CHAIRMAN HOOD: Okay, this special public meeting  
4 please come to order. This is -- today's date is October the  
5 5th, 2020. My name is Anthony Hood. Joining me, Vice Chair  
6 Miller, Commissioner Turnbull, Commissioner Shapiro, and  
7 Commissioner May.

8 The Office of Zoning staff, Ms. Sharon Schellin  
9 as well as Mr. Paul Young who's handing all of our virtual  
10 operations.

11 The subject of today's special public meeting is  
12 the Commission will be getting an update on the Comprehensive  
13 Plan. And, hopefully, we have members of the public who are  
14 also be able to hear what the update is on the Comprehensive  
15 Plan from the Office of Planning.

16 I do know that we have Director Trueblood and I  
17 believe Ms. Steingasser and Mr. Lawson, and I'm sure the rest  
18 will introduce themselves when they come up.

19 So, Mr. Young, if you can bring everybody up so  
20 we can begin the presentation?

21 And, I'll turn it over, I guess, to Mr. Trueblood.

22 MR. TRUEBLOOD: Thank you, Mr. Chair -- Just one  
23 moment. Okay, there we go.

24 Maybe a question for Mr. Young about the  
25 presentation whether -- is that something that I should turn

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1 on or is that something that you all have? Oh, we've got it,  
2 great. Thank you.

3 Thank you, again, Chairman Hood and Commissioners  
4 of the Zoning Commission. I also want to thank the wonderful  
5 Office of Planning colleagues who you are familiar with as  
6 well as our Office of Zoning colleagues.

7 As I was preparing for this, I'm a little  
8 disappointed in myself that I hadn't thought of joining one  
9 of these Commission meetings earlier in my tenure at the  
10 Office of Planning. I am coming up on two years. And, while  
11 I've been Zoning Commission meetings in my previous role at  
12 the Deputy Mayor's Office, I had never had the opportunity  
13 to review on some of what we're doing.

14 And I think, to me, there have been a few  
15 situations recently where, you know, our work with you has  
16 been, obviously, always project-specific. And, there have  
17 been a few things like IZ-Plus where we're thinking about a  
18 broader -- a little bit broader policy.

19 But I'm excited to share with you kind of even  
20 broader policy, especially when it relates to affordable  
21 housing because there's an important nexus.

22 I've seen that in -- we are oftentimes, the Zoning  
23 Commission has asked to take a greater role in affordable  
24 housing. And, I think we're excited to work with you to  
25 figure out how to do that structurally.

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1 Oftentimes, what happens is a single project gets  
2 the weight really of all of our affordable housing ground is  
3 based on it. And, our view is to think about how we can  
4 change the market to make sure that we're producing  
5 affordable housing and we're reducing displacement pressures,  
6 we're reducing (audio interference) across the city.

7 So, I'm going to talk briefly about the Mayor's  
8 housing policy which, hopefully, you might be familiar with,  
9 but it's a good backdrop. And then, I will brief you on how  
10 that is rolling and some important comprehensive work.

11 So, if you go to the next slide, we'll see -- can  
12 I go to the next slide? All right, there we go, we just had  
13 to flip.

14 Hopefully, you're all familiar, Mayor Bowser, in  
15 her second inaugural addressed in 2019 a set of goal of  
16 36,000 new housing units by 2025 and 12,000 affordable units.  
17 This is with the idea that we have not been keeping up with  
18 the pressures and the need for housing in the city. And, the  
19 only way to ensure -- to address that fact is through  
20 producing more housing.

21 She followed up with the Mayor's Order in 2019  
22 that talks about increasing accelerated production and  
23 preservation of affordable housing, recognizing that  
24 preservation is really an important piece of our housing that  
25 is either affordable today by covenant or there is an actual

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1 affordable is important to preserve so that (audio  
2 interference) for her.

3 And, look to how our Homeward D.C. which is our  
4 plan to make homelessness very brief and nonrecurring,  
5 improving how residents interface with our housing programs,  
6 thinking about having equity, which I'll get into in a  
7 moment, making sure that --

8 CHAIRMAN HOOD: Director Trueblood, let me  
9 interrupt.

10 MR. TRUEBLOOD: Yes.

11 CHAIRMAN HOOD: You're giving us a lot of very  
12 valuable information and I wonder if we need to cut something  
13 off, and everybody's on mute because the sound's a little  
14 distorted. I mean, you can make of it, but I want to make  
15 sure the public. Let's see if we can, if everybody else can  
16 mute, I mean, even those on the phone because this is a lot  
17 of very important and valuable information and we want to  
18 make sure at least make sure we get it.

19 Can you speak to that?

20 MR. TRUEBLOOD: Yes, is this -- I changed my  
21 microphone setting maybe. I don't know if --

22 CHAIRMAN HOOD: That sounds better. That sounds  
23 better.

24 MR. TRUEBLOOD: Okay, great. My apologies.

25 So, I was just going through the Mayor's Order

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1 that she signed following up on this big goal.

2 Home ownership opportunities is important not only  
3 as an anti-displacement measure, but also to address of  
4 issues of the racial wealth gap that we have in our city,  
5 which is a yawning gap of, I think, one study shows it 80  
6 times greater, a white family has 80 times more wealth than  
7 a black family in our city.

8 And then, finally, recognizing that housing is not  
9 just happening within the boundaries of our city, but is a  
10 regional and, really, a national issue that we connect on  
11 those.

12 If you go to the next slide, we'll talk about how  
13 we've moved forward on some of these.

14 What inspired, I think, a lot of this work is to  
15 think about housing as policy, housing as land use, housing  
16 as a commodity in some ways, but it's also a cultural piece.  
17 It's also what people feel about their neighborhoods.

18 And, what we've tried to show here is, there's a  
19 market which is really the underlying fundamental driver of  
20 price. But there are other things. There are regulations  
21 in our policies, the role that you play in Zoning Commission  
22 in supporting or not the production of housing and affordable  
23 housing, the role that we play in supporting or not that  
24 production and preservation.

25 And then, we'll be talking about community

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1 dynamics. This is everything -- this is the things that  
2 sometimes make it challenging, people who don't want  
3 affordable housing or housing in their neighborhood, concerns  
4 about how we make sure that we have the right infrastructure,  
5 school capacity, and other things that can support what we  
6 need for housing.

7           But the key here is that it's a system and all of  
8 these placed -- all of these interact. And, what we have  
9 found is that, for the most part, they have interacted over  
10 the last half century to slow down housing and not produce  
11 what we've needed. And so, we need to think about how can  
12 we adjust that moving forward? And, that's part of the  
13 Mayor's goal moving forward. And, that plays into some of  
14 the pieces that I'll be speaking about housing equity and the  
15 Comp Plan.

16           Next slide, please?

17           So, regionally, we had a big win -- can you hear  
18 me? Is that okay?

19           (No response.)

20           MR. TRUEBLOOD: Okay. Regionally, you notice that  
21 I said, you know, I mentioned the connection to regional  
22 markets. Housing, when people -- when many people choose to  
23 live in the district -- in the DMV area, sometimes they  
24 choose it based on D or M or V. But, oftentimes, they don't  
25 necessarily look at boundaries, of borders of cities or

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1 states.

2           And so, we recognize that the market is regional.  
3 As such, I was fortunate to co-chair the Planning Director's  
4 Committee of the Metropolitan Washington Council of  
5 Governments. My colleague, Polly Donaldson, the head of our  
6 Housing Department, was the co-chair of the Housing  
7 Directors. And, for a year, we worked together to figure  
8 out, what does the region need and what are goals that we  
9 should set?

10           And, we worked together to tee up this resolution  
11 that the COG passed last year which is about increasing  
12 housing regionally, not only looking at how we are falling  
13 short as a region, because we are, just as we are as a city,  
14 we are as a region, and there's a role for all of the  
15 jurisdictions to play. But also, we're falling short, and  
16 in many ways, the region's falling even further short than  
17 the District in the affordable housing needs, the District  
18 because of our policy tools has been able to produce far more  
19 affordable housing than some of our regional counterparts.

20           So, they're talking about the need for not only  
21 additional 75,000 units, but the last target is 75 percent  
22 of them affordable to low and moderate income and also about  
23 where they are, making sure that they're accessible to  
24 activity centers which are job centers, accessible to  
25 transportation, helping ensure that we reduce straw, that we

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1 reduce the need of single-occupancy vehicles, and we create  
2 opportunities for people to succeed in vibrant places.

3           So, this was a really a major COG goal and  
4 something that all of the Mayor's efforts really fit within.  
5 And, the Mayor was a big proponent of and helped support this  
6 happening.

7           Next slide?

8           So, the other thing -- the other big piece of  
9 context, hopefully you've heard of, if not, I really  
10 encourage you to look at is the Housing Equity Report that  
11 came out the same time that we released our draft Comp Plan  
12 last October where we looked at where are we producing  
13 affordable housing in the city?

14           That is the map on the left shows our stock of  
15 subsidized housing in the District. So, this is housing  
16 that's been produced through housing production trust fund,  
17 federal funds, and through IZ.

18           What is interesting is the Rock Creek West --  
19 there's 470 units total, but much of what we've produced in  
20 the last ten years has been thought the inclusionary zoning  
21 program. We think there's, obviously, more opportunity and  
22 I'll get to that in a second, but it is one of the bright  
23 spots in the IZ program is that it produces housing across  
24 the city.

25           But we see that we -- some places have more

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1 housing than others. And, if you overlay this with our  
2 racial and our racial segregation, you see that it aligns.

3           We did outreach around this. We did analysis.  
4 And, what the Mayor came up with were these goals on the  
5 right which is, of the 12,000 units that we're looking to  
6 produce by 2025, where should we produce them? Across the  
7 city. These are our ten planning areas which are in the Comp  
8 Plan. We use planning areas because every ten years, wards  
9 change and they're more political boundaries, so we use these  
10 planning areas.

11           And, you see a real strong emphasis on producing  
12 more housing in Rock Creek West, especially compared to where  
13 it is. But also, Rock Creek East, also Capitol Hill.

14           So, these are what are both high opportunity and  
15 high cost areas. There's a reason that the affordable  
16 housing isn't there naturally. It's because it is expensive.  
17 And so, what do we need to do and to change to create  
18 opportunities for residents to be able to live in these  
19 neighborhoods?

20           At the same time, it also emphasizes the  
21 importance of preserving affordable housing in all  
22 neighborhoods. So, it's not saying we're going to relocate  
23 people from Ward 8 to Ward 3. No, it is saying a resident  
24 should have the opportunity to live in any ward, whether it's  
25 Ward 8 or Ward 3, but they shouldn't be forced to live in one

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1 place or another because of policies that have traditionally  
2 been racially motivated in many cases, but resulting in  
3 segregation in any case.

4           So, the next slide, I think we'll begin moving on,  
5 that's just a bit of background on some of the housing, but  
6 I wanted to lay the groundwork for the Comprehensive Plan  
7 because it really, housing is one of the major elements that  
8 we've updated in the Comprehensive Plan. And so, I'll move  
9 on, but it's important context for the rest of this.

10           So, I'll start here because you all, maybe more  
11 than most, appreciate the Comprehensive Plan in so far as  
12 zoning cannot be inconsistent with the Comp Plan.

13           What that means is, the Comp Plan is really the  
14 Mayor and the Council and the ANC's opportunity to weigh in  
15 on long-term vision for the city. And, that helps then guide  
16 your work in the Zoning Commission.

17           So, while we -- while zoning is independent, this  
18 is our chance -- this is the chance of elected officials,  
19 local elected officials, to weigh in and to help align that.

20           It's also, as you see, the purpose is more than  
21 just zoning. I think some people get caught up in zoning,  
22 but it also has a whole number of hooks officially and  
23 unofficially into our policymaking, including into our five-  
24 year, six-year capital improvements plan, our capital budget,  
25 into tax increment financing and other things.

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1           So, the Comp Plan guides a lot of things but I  
2 would say zoning is the 500-pound gorilla that most people  
3 are very interested in. So, that is why I'm excited to talk  
4 to you today.

5           Next slide?

6           As you all know, I didn't do a whole big  
7 background about this Comprehensive Plan. I think you know,  
8 it was passed in 2006. The vision that was created in 2004  
9 was a vision for growing an inclusive city, very focused on  
10 growing. The city, at that time, was still under the kind  
11 of shadow of a control board of all the challenges around  
12 public safety and education in the '90s. And, then in the  
13 2000's, it was not financially stable. And, a lot has  
14 changed.

15           There was a minor update in 2011, but I would  
16 consider that to be mostly technical. And, a lot has  
17 changed, as I mentioned, not only in the city, but also, in  
18 how the courts have interpreted being not inconsistent with  
19 the Comp Plan, I think, as you all know deeply.

20           We've had -- we've put -- we've looked very  
21 closely at a number of the court cases to see how we can make  
22 sure we do a better job in this plan of outlining priorities.  
23 I think, if I were to characterize the 2006 plan, and not to  
24 denigrate it in any way, but it laid out a lot of priorities.  
25 It's had a lot of conflict because it said, here are all the

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1 great things that we believe, and that we want. But it  
2 didn't say, well, when we have one thing that faces another,  
3 where do we -- how do we deal with that?

4           And so, there is a lot of room for conflict.  
5 There is a lot of room for falling one way or another.  
6 There's a lot of room for a court to reassess some things.  
7 And, while we can't fully remove all of that, the nature of  
8 a city is complicated and has lots of conflicting goals.

9           We did seek to, through the frame work element  
10 that was updated last year through this, to try and better  
11 place where the high priorities are. And, try and remove  
12 language that might have been confusing, conflicting, might  
13 be seen as being more than the guidance that this Comp Plan  
14 is meant to be.

15           So, that's just a note, that's a special note for  
16 you as Commissioners, something that we looked at that is in  
17 this update.

18           But when we speak generally about the update, we  
19 have five major things that we think are particularly  
20 notable. Granted, the Comp Plan is a 1,000 pages, it's 24  
21 elements. It has an element for each area, yes, an element  
22 for each planning area as well as city-wide elements as well  
23 as things like the land use and implementation elements. So,  
24 there's a lot of updates.

25           But when we boil it down, we think these are the

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1 five things.

2           Number one, it was interesting, we were finishing  
3 up our drafting, our review of public -- the public review  
4 comments, sending it to Council. We did, right in March,  
5 right as COVID was happening, we did a review. And, what we  
6 found is, that COVID-19 and recovery are very much, a number  
7 of those issues are built into the Comp Plan, ensuring that  
8 we are thinking about a strong, resilient recovery, that we  
9 have what we need in place to ensure that we can continue to  
10 be financially stable, and fiscally stable, and that we have  
11 a broad end view of emergency planning.

12           Much of the previous document looked at natural  
13 disasters, but the idea of public health emergencies, is, I  
14 think, was less of a focus. And so, we -- that is a new  
15 piece of this.

16           The other four, equity and racial justice, we  
17 added an equity crosswalk that looks across all the different  
18 elements and raises up the -- all of the policies around  
19 equity that we've added. I mentioned housing equity, for  
20 example.

21           We added a whole section about health equity. The  
22 DC Health put out an important Health Equity Report in 2018  
23 or 2017, I think, that we incorporated into here about the  
24 social determinants of health. Saying that, where someone  
25 lives has an unacceptably large impact on their health

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1 outcomes. And, I'll leave you with one statistic which is,  
2 the health -- the life expectancy of a resident in Ward 8 is  
3 15 years less than a resident in Ward 3.

4 And, while the Comp Plan is primarily focused on  
5 the Belt environment, those vocational realities are, in  
6 part, a reflection of the Belt environment. And so, we  
7 thought it was important to incorporate that into our  
8 community services and facilities element.

9 So, there are whole other -- we talked about  
10 transportation equity throughout that document. You'll --  
11 we added elements of equity that were not as strong in the  
12 previous -- in the existing Comp Plan.

13 Housing, I mentioned about production, it's about  
14 preservation. It's about displacement, reducing displacement  
15 pressures. And so, I noticed that actually the wording here  
16 is sort of -- it looks like it mixed some of the resilience  
17 in housing alignment, so my apologies.

18 But it is making sure that we have the housing  
19 that our residents need, not only today, but this is a long-  
20 term document. So, for the next generation as well.

21 Resilience is about shocks and stressors. We've  
22 incorporated a bunch of work from the Resilient DC Plan and  
23 the resilience efforts, not only about natural disasters, or  
24 manmade disasters, but also, about how our infrastructure,  
25 for example, can be strengthened to be able to handle climate

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1 change, how our services and facilities can be ready to deal  
2 with challenges that we might face. So, it talks about  
3 facilities, for examples. So, resilience is another one.

4 We have a crosswalk that really talks about all  
5 of the different resilient policies across the different  
6 elements.

7 And then, finally, public resources is probably  
8 the least sparkly of all of these, but it's an important one,  
9 recognizing that the Comp Plan can help drive how we invest  
10 in our public resources, how we make sure we have the right  
11 facilities for the future that we have. We propose kind of  
12 a consolidated planning effort around forecasting what the  
13 needs will be by neighborhood for our difference civic  
14 facilities.

15 We also talk about the public realm. Public realm  
16 is what makes our city great in many ways. That's why people  
17 want to be in the city. How can we build on the great work  
18 that we've done in public life and public realm work?  
19 Whether it's about, you know, temporary parades or even  
20 things that we didn't -- like street eateries that we've  
21 built upon even in the COVID time.

22 So, these are the four major themes in the Comp  
23 Plan. We have a lot more detail about it on our website at  
24 [plandc.dc.gov](http://plandc.dc.gov).

25 If you can go to the next slide, please?

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1           So, something that you all hopefully are aware of,  
2 we have two important maps, not only do we have the elements,  
3 but we have our maps. We tried to improve our generalized  
4 policy map a little bit. It talks about things like  
5 corridors and high level policies, but we added this element,  
6 this layer to it which I wanted to raise for you which is  
7 where we're thinking about looking for some of our area  
8 planning efforts.

9           And, I thought this could be helpful for you  
10 because, in many cases, it might end up with potential zoning  
11 changes or land use changes.

12           We have two categories here and then a third that  
13 I'll raise in a second. But we have what are called future  
14 planning analysis areas. Those are the kind of dark red,  
15 maroon, the darker-ish red color. So, upper Wisconsin  
16 Avenue, upper Connecticut. Those are there because of our  
17 goals around more housing production. We see lots of  
18 opportunity there, and I'll talk about that.

19           Many of these are tied to some changes we're  
20 proposing on the future land use map, which I'll get to in  
21 a second.

22           North Capitol Crossroads, not only is it Armed  
23 Forces retirement home, something that you will be seeing  
24 because of an MOU we signed, but also, a lot of, you know,  
25 there's a lot of potential changes there over the next

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1 generation because of all the medical facilities and  
2 institutions.

3 Northeast -- New Your Avenue Northeast is really  
4 a major corridor that has a lot of opportunity.

5 Benning Road is, you know, is already changing and  
6 if their streetcar continues, would be an important place.  
7 But even apart from that, there's some important things  
8 happening, RFK Stadium, obviously. We have a release, but  
9 there could be more coming with RFK and moving down Southeast  
10 Boulevard.

11 Congress Heights, we've started a small area plan  
12 given all the investments in Homeland Security.

13 And, at St. Elizabeth's East and the zoning work  
14 that you all have done. There's a lot of interest in  
15 thinking about how do we do things like reduce displacement  
16 or eliminate displacement, create opportunities for residents  
17 there?

18 And then, Foggy Bottom West End, this is the  
19 spaghetti highway. This is Kennedy Center. This is some of  
20 the areas of the west part of the mall, thinking about maybe  
21 collaborating with NCPC on that. That's a bit longer term.

22 The blue areas are resilience focus areas. These  
23 align very much with the 500-year flood plain, recognizing  
24 that we're going to have to think about what these look like.  
25 They're all very different. And, the point is, we can't just

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1 have one rule, like you can't build here because, well, sure,  
2 that might work in the -- on C&O Canal or, in parts, it's  
3 very different in areas like Southwest.

4 So, thinking about each of these as we kind of  
5 look at them, or looking at each of these areas and thinking  
6 about what are the opportunities to mitigate against these  
7 risks is something that we're interested in.

8 Peter May, many of these are national parks. It's  
9 not to say that our job is to plan for that, but it really  
10 is just to recognize that much of our city is along park  
11 land. Much of the park land, I mean, much of our park land  
12 is along rivers. And, we are, you know, we want to  
13 coordinate with Park Service and federal government on many  
14 of those areas.

15 Finally, we do include the proposed State of  
16 Washington Douglas Commonwealth just because we think that  
17 could have policy implications in the future. That's that  
18 little red, it's actually a donut hole in the middle, but  
19 that's the federal enclave as passed by the House bill  
20 earlier this year.

21 Next slide, please?

22 So, here's the future land use map, obviously very  
23 important aligned with zoning. We always say it's not a  
24 zoning map, it's higher level and it's meant to show areas  
25 of change and how we balance growth and resilience and

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1 equity. And, our look this year, this update was really, how  
2 do we provide more affordable housing?

3 I'm going to quickly roll through each of the area  
4 elements and maybe talk for 20 seconds about each. But I  
5 would love to begin getting to your questions.

6 So, the next slide, we'll be going through each  
7 area element and you'll see the generalized policy map on the  
8 left, and you'll see the proposed future land use map on the  
9 right. This is Central Washington. You'll just see, for the  
10 most part, it's aligning with some of the potential for  
11 federal government properties to become private in the future  
12 and just aligning the land use with those similar land uses  
13 around them.

14 Next slide?

15 Mid-City, also similar to Ward 1. The big piece  
16 here is, you'll notice a lot of changes around Howard  
17 University on the FLUM on the right. We are turning that  
18 from institutional to a mixed stripe. We have lots of  
19 striping.

20 This map was not meant for use in the way that we  
21 would like, and so, we stripe a lot of things. And, you see  
22 a lot of opportunity to improve or to create density in  
23 housing around Howard University and support some of their  
24 repositioning.

25 And then, there are a couple of kind of, you know,

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1 kind of cleaning up that's done.

2           You'll notice MacMillan, we changed it on the --  
3 in that kind of corner, not because we think that -- we think  
4 that right now, it is not inconsistent with the Comp Plan,  
5 but we think that this makes it much clearer about the goal  
6 of that being a little bit higher intensity on the north side  
7 in alignment with what the Zoning Commission has approved.

8           Next, please?

9           Far Northeast and Southeast, this is very similar  
10 to Ward 7. I mentioned Benning Road as an important area of  
11 land use changing. You see the darker area there on the  
12 right. Fletcher-Johnson is a campus that we're looking at  
13 potentially creating mixed use development there, but also,  
14 can this become more of a neighborhood serving Main Street?

15           There's also, throughout these updates are public  
16 -- DC Housing Authority has looked at their portfolio and  
17 we're looking at how we can support some of their  
18 repositioning. So, you see Benning Terrace in here.

19           You also see a great deal -- some, not a great  
20 deal, but you'll see some what we call up FLUMing, but some  
21 additional density near Minnesota Avenue.

22           Basically, wherever we could, a transit station,  
23 here we have Minnesota, we have Deanwood, and we have Benning  
24 Road. We created -- we tried to create more capacity for  
25 housing. That is true across the city and it's also true,

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1 not only at Metro stations, but on major corridors. And,  
2 you'll see that really strongly in Ward 3 when we get there.

3 Next slide, please?

4 Far Southeast and Southwest, also very much  
5 aligned with Ward 8. This includes potential planning around  
6 Poplar Point, current ongoing work on Congress Heights. Not  
7 a lot of land use changes in this area. Poplar Point is  
8 actually in a different planning area, but I'll point to it  
9 because it's here anyway and it's in Ward 8.

10 There's a very slight change to the future land  
11 use map in Poplar Point.

12 And then, Berry Farm, just aligning that with what  
13 has already been approved by Zoning Commission and in  
14 alignment with HPRB or HPRB's work.

15 Next slide, please?

16 Capitol Hill, I'll just point, you know, RFK is  
17 a big one here. It's not zoned and, I think, you know,  
18 there's a lot of questions there, but in the next 20 years,  
19 it's very likely to be something different and we recognize  
20 that. This is an example where we think there could be some  
21 planning effort that could lead to some level of zoning, sort  
22 of like Poplar Point where the planning effort would then  
23 lead to a zoning proposal of some sort or a small area plan,  
24 depending on the needs.

25 Not a lot of land use changes because it's a

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1 pretty -- it's already pretty built out.

2 Next slide?

3 Rock Creek West is probably the most new and  
4 interesting aligning with our goal of producing more housing  
5 and affordable housing in this area. You'll see that we have  
6 up-FLUMed this entire using across both Wisconsin and  
7 Connecticut. We've created more opportunity for housing,  
8 especially near transit but across the corridor in places  
9 like Chevy Chase as well.

10 And, we've added that red -- so, we've -- on the  
11 right side, we've added -- we've created more opportunity for  
12 housing on the left side. We said, yes, and there needs to  
13 be planning done aligned with that to make sure that we do  
14 it correct.

15 And so, we've already started -- we got money this  
16 year to start a small area plan in Chevy Chase and we'll be  
17 kind of continuing planning efforts to support more housing,  
18 and especially more affordable housing in these areas and  
19 evaluating what has been the challenge in the past and how  
20 can we move forward and support efforts moving forward? So,  
21 I think this is an important one for all the things I spoke  
22 about earlier around housing.

23 Next slide?

24 Near Northwest is, you know, is a very funny  
25 shape. I would just say, you know, there's some things kind

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1 of in downtown, not a lot of very notable changes, just small  
2 things here and there. I've sort of touched on most of this,  
3 so maybe we can keep rolling to the next slide.

4           Upper Northwest is Ward 5 and a little bit of Ward  
5 4. You see the New York Avenue, we propose striping with  
6 both PDR and high density residential. But you see on the  
7 left, we also say it's a future planning area. So, we really  
8 need to think about what that looks like and how that is.  
9 So, this is more of an aspirational creation of more housing  
10 opportunity, but we do think New York Avenue is an important  
11 asset. It's an important also opportunity to stitch  
12 neighborhoods back together and connect -- potentially  
13 connect with better transit.

14           You'll also see changes going up across the Red  
15 Line creating more housing opportunities on the -- especially  
16 around the Metro, around the transit stations. And then,  
17 this is also an area where there's some change of  
18 institutional land use and we've striped those with  
19 institutional and residential in many cases.

20           So, I think those are the highlights of this.

21           Next slide?

22           Rock Creek East, also mostly Ward 4. We've  
23 incorporated Walter Reed which is already -- you have it  
24 zoned, but we just sort of aligned that with our future land  
25 use mapping colors.

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1           And then, at the bottom, you see some of the work  
2 around AFRH, Armed Forces Retirement Home. We sought to  
3 stripe that in alignment and maybe even a little bit more of  
4 what their master plan has been with National Capitol  
5 Planning Commission.

6           We striped it with the idea that, giving a little  
7 bit more, recognizing the master plan will be driving, but  
8 we don't want this to prevent more housing from happening.  
9 So, I would say it is a general alignment with the Comp Plan  
10 but could allow more if NCPC were to allow it.

11           Next, I think we have one more or are we done?  
12 I don't know if I got to ten yet. That's -- okay.

13           Finally, I'll just wrap up by saying this, you  
14 know, it's funny, the Comp Plan anticipates updates every  
15 five years. This process is going on -- is on its fifth year  
16 now of updates. So, it has taken a lot longer and there's  
17 a whole host of reasons behind that.

18           But we started outreach in fall 2016. And, in  
19 doing so, we've heard from over 10,000 residents and  
20 stakeholders. I think it has been an incredibly broad  
21 outreach across an incredible number of topics. And, we've  
22 gotten a real good sense of where the challenges and  
23 opportunities are and I think that's reflected in this  
24 update.

25           Most importantly, two things I'll raise for you.

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1 We've incorporated over 40 different agency plans, so it's  
2 incorporating things like Sustainable DC, our small area of  
3 planning efforts, our economic strategy, things like that.

4           Also, we did a public review last year, October,  
5 we released this in October for four months, focusing on  
6 getting feedback from ANCs. We heard from 90 percent of the  
7 ANCs who passed resolutions giving us feedback on the Comp  
8 Plan which was really an important effort and we really  
9 appreciate all of the work that they put into it.

10           We were -- we did -- we were out as much as we  
11 could with ANCs showing them what's here, getting their  
12 feedback, and answering their questions.

13           And, that then fed into the proposal that we  
14 submitted to Council -- that the Mayor submitted to Council  
15 in April of this year.

16           We are now -- the record is open through December  
17 3rd and the next -- there will be Council hearings on the  
18 12th and 13th. We believe it's possible for the Council some  
19 kind of markup and pass this year which would be really  
20 critical. We think it would help a whole number of -- it  
21 would help some of the work you're doing. It would help a  
22 whole number of residential projects that are looking to be.

23           Obviously, this shows that there are a couple more  
24 steps to actual final change -- final implementation. And  
25 then, obviously, then, it's actual implementation which we're

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1 excited about.

2           Final thing I'll note is the frame work element  
3 kind of started its own path on the bottom. It was  
4 introduced to the Council in January 2018 and passed last  
5 October. Hopefully, it will help the Zoning Commission and  
6 help clarify some things from Council and the Mayor, but we  
7 think this -- the remaining 23 elements and maps will be even  
8 more supportive of that effort.

9           Finally, the next slide is just about how our plan  
10 is really contingent -- our work plan is really about now  
11 implementing this Comp Plan. Assuming it passes this year,  
12 we have a whole number of things. I think I've actually  
13 touched on many of them.

14           I tried to highlight the efforts that we're  
15 working on that will may you all will see. We have them in  
16 three big categories, neighborhood vibrancy, so that's one  
17 of our small area of planning.

18           I mentioned North Capitol Crossroads. I mentioned  
19 Poplar Point and thinking about what that will look like.  
20 And, I mentioned Red Line and New York Avenue which is going  
21 to be a multiple year effort to study.

22           Also, Chevy Chase, I don't know if there's going  
23 to be as many land use or zoning changes, but potentially.

24           The public civic life, just something here. We  
25 are looking, one of the things that we are looking at is

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1 farmer's markets and food security. We recently released a  
2 Food Insecurity Report which showed how food insecurity is  
3 going up. And, we are looking at opportunities for the  
4 Zoning, whether might be opportunities in Zone Code to  
5 support our food needs. Or, if there are impediments in the  
6 Zoning Codes around supporting efforts around food production  
7 and food access in the city.

8           Final piece, 36,000 by 2025, that's what we speak  
9 about almost every day. It's the Mayor's housing initiative.

10           You all know IZ-Plus, hopefully, enhanced IZ.  
11 And, we also have signaled to you, hearing from you as well  
12 about the idea of extending IZ or IZ XL, applying it to more  
13 properties.

14           If you can just go back, I just want to make sure  
15 -- okay.

16           Final, I'll just quickly go, I know this is -- I'm  
17 going on, but through the economic recovery work, we're also  
18 looking at whether there will be more office conversions to  
19 residential and whether that is something where there's more  
20 opportunity for housing, housing -- affordable housing and  
21 housing equity. That ties to some of the potential IZ XL.  
22 If we extend IZ even more to more properties, including  
23 potential conversions, would be -- is an interesting one that  
24 I think will be -- we are exploring, we're interested in  
25 exploring with you.

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1           Finally, continuing to evaluate what are the  
2 housing barriers? You all have been very active around the  
3 alley issues and others. And so, we continue to look for  
4 those, any opportunities to support accessory dwelling units.

5           Finally, we'll be carried by experience. Many  
6 people are afraid of the word density. We have talked about  
7 the idea and we talk about it in the Mayor's Housing Report.  
8 I think maybe even in the Comp Plan of gentle density.

9           When people see that you can have density that is  
10 well-designed, that creates vibrant neighborhoods, they're  
11 less scared of it. And so, it's about that experience. So,  
12 that is the kind of work that we want to do in across the  
13 city, in our small area plans so that residents can support  
14 the sort of density that we need in these transit rich,  
15 opportunity rich neighborhoods that we can produce more  
16 housing and more affordable housing.

17           And so, that's a way, you know, I showed you very  
18 early on that that, you know, community dynamics and fear of  
19 housing is something that we see. And, we see the  
20 opportunity of really engaging with residents to address  
21 those fears and to say, listen, we can address, I think, many  
22 of your concerns and those don't necessarily have to be about  
23 fewer housing units.

24           So, it actually, in many ways, more housing can  
25 create more vibrant spaces and places and more opportunities

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1 for future generations and your children to live in the city  
2 or in your neighborhood. So, that's what that last bullet  
3 is.

4 So, I think with that, I apologize, I went way  
5 over, I took about 35 minutes. But hopefully, that was  
6 helpful for you. And, I would love to give the floor back  
7 to Chairman Hood, if you want to ask any questions or have  
8 a discussion.

9 CHAIRMAN HOOD: Thank you, Director Trueblood.

10 I will tell you, I didn't realize this was your  
11 first time. I don't -- I think I must have saw you in  
12 earlier capacity. So, I want to welcome you to the District  
13 of Columbia. I was sitting here thinking, and I know I've  
14 seen you before, but I guess it was in the other capacities.

15 I will tell you, I really appreciate the update.  
16 As you were going through it, to me, I was sitting here  
17 visualizing it and I was seeing the pieces of the puzzle  
18 coming together.

19 So, I'm going to see if my colleagues have -- I  
20 might have a few questions at the end, but let me see if my  
21 colleagues have a few comments or questions.

22 Commissioner May?

23 COMMISSIONER MAY: Sure, thank you.

24 So, I'll try to be quick. I don't know how much  
25 time we intended to take here, but I'll try to be brief.

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1           So, you referenced the spaghetti over at the  
2 western end of the mall. And, talking to NCPC about that.

3           I mean, you're talking about just trying to fix  
4 that tangle of roads, is that what you're talking about?

5           MR. TRUEBLOOD:     So, there are a series of  
6 components there. One is the connectivity of the Kennedy  
7 Center, which I know is like a generational question that has  
8 come in -- has waxed and waned.

9           Some of it is right road configuration and what  
10 are the right transportation needs over there?

11          Some of it is about extant land that's over there  
12 around some of the circles and issues that we've had around  
13 homeless encampments that I know ANCs are very concerned  
14 about.

15          And then, the final piece that NCPC is interested  
16 in is the Constitution Avenue connection, you know, maybe  
17 figuring out ways of reconnecting with the Belvedere and to  
18 the end so that it's -- there's a better pedestrian  
19 connection.

20          When you stand at the Institute of Peace, you  
21 don't realize necessarily how close the Kennedy Center could  
22 be if you didn't -- if you could actually get there without  
23 crossing over a freeway.

24          COMMISSIONER MAY:   Right.   Okay, so, just a  
25 reminder, NCPC is a planning agency, but they don't own any

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1 of that land. So, I suggest that if you start talking  
2 planning for that land with NCPC, that you bring the Park  
3 Service into the conversation at the beginning.

4 MR. TRUEBLOOD: I would say these -- this is --  
5 there are a few of those planning areas that are really  
6 aspirational and not -- no work has been done yet. But it's  
7 saying, we know there are kind of continuing issues there  
8 that need an effort at some level of planning work. And, in  
9 many cases, it will be with partners like the National Park  
10 Service.

11 COMMISSIONER MAY: No, it's not partners like  
12 National Park Service, just to be clear. I mean, I don't  
13 want to get really testy about it, but it is park land and  
14 we are planning in that area as well. So, we want to -- and  
15 we have the same interests in extending the Constitution  
16 Avenue to the Belvedere.

17 So, I, you know, I understand the difference in  
18 planning and actually making projects happen, but I think  
19 that we have to be part of a single conversation about things  
20 at that end if anything is going to go anywhere. Or else,  
21 we wind up with you having certain ideas or NCPC having  
22 certain idea, and the Park Service having different ideas.

23 So, that's all I'm saying.

24 MR. TRUEBLOOD: Yes. The point of this is to  
25 share with the world what we're thinking so that we can

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1 coordinate with the world.

2 COMMISSIONER MAY: That's fine. I want to make  
3 sure you keep us involved because NCPC might loop us in and  
4 they might not. And, anyway.

5 So, Buzzard Point, in particular, I mean, yes, you  
6 talk about Southwest and, you know, planning in that area and  
7 dealing with resiliency issues and flood maps and all that.  
8 I mean, all those -- that tangle of things.

9 But, you know, DDOT got some money to do some  
10 planning in that area and they came up with their own sort  
11 of concept for how they would try to address flooding at  
12 Buzzard Point, in particular.

13 I mean, are you -- is this all -- sometimes I get  
14 the feeling that not all this planning is being done  
15 holistically and that, you know, DDOT got some money so  
16 they're going to their thing, not necessarily consulting with  
17 you.

18 MR. TRUEBLOOD: We have been coordinating with  
19 DDOT.

20 COMMISSIONER MAY: You have? So, you're aware of  
21 their plan and the living shoreline and all that sort of  
22 stuff that they want to do?

23 MR. TRUEBLOOD: Mm-hmm.

24 COMMISSIONER MAY: Okay. It's not always apparent  
25 from when they briefed us on this.

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1           What -- you had a slide, the last slide, you said  
2 something about C&C Canal design. There was just a bullet  
3 point there.

4           MR. TRUEBLOOD: There is funding in our FY '21  
5 budget to support C&O Canal design.

6           COMMISSIONER MAY: So, is -- I mean, that has to  
7 do with the master plan that was just approved for that one-  
8 mile stretch of C&O thought Georgetown?

9           MR. TRUEBLOOD: Yes. Well, it's the Georgetown  
10 Heritage, I mean, it's moving all of that, yes, all of that  
11 over to design.

12           COMMISSIONER MAY: It was -- yes, it was a joint  
13 plan with Georgetown Heritage and Park Service --

14           MR. TRUEBLOOD: Right.

15           COMMISSIONER MAY: -- and -- okay.

16           There was -- it's further design of some of those  
17 areas. Because there's some pretty expansive projects there.

18           MR. TRUEBLOOD: Correct. So, it's beginning  
19 heading where the design document's going.

20           COMMISSIONER MAY: Right, okay.

21           And then, the last thing I want to ask about, I  
22 mean, is it -- I haven't looked at any of the information  
23 directly on the Comprehensive Plan. Are you talking at all  
24 about the Height Act and height limitations in any  
25 neighborhoods?

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1 MR. TRUEBLOOD: We -- the Height Act is implicated  
2 in the historic preservation element which talks about the  
3 Height Act. And then, in -- so, we sort of refer to it  
4 there.

5 And then, the only other piece is to say to look  
6 at -- examine the Height Act for opportunities for housing.  
7 So, nothing binding. I mean, nothing --

8 COMMISSIONER MAY: Seems pretty general?

9 MR. TRUEBLOOD: Correct.

10 COMMISSIONER MAY: Yes, I mean, that was one of  
11 the -- when the last time it was discussed, one of the  
12 concerns was that the discussion that was happening at NCPC  
13 and in that context was ahead of the Comprehensive Plan.

14 And so, I didn't see any of it sort of go back to  
15 the Comprehensive Plan level for discussion. But every once  
16 in a while, we hear things about it. And, of course, people,  
17 you know, in the media of various sorts write about it from  
18 time to time.

19 MR. TRUEBLOOD: Right, right.

20 COMMISSIONER MAY: And, I just was wondering if  
21 there's anything more specific but it still sounds like it's  
22 pretty general.

23 Okay, thank you.

24 CHAIRMAN HOOD: Okay, thank you, Commissioner May.

25 Commissioner Shapiro, any questions or comments?

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1 COMMISSIONER SHAPIRO: I do, thank you.

2 Good to see you. So, a few questions for you.  
3 Some of them are similar to the questions that Commissioner  
4 May asked as well.

5 So, the first one is about cooperation with other  
6 jurisdictions. And, I appreciated your talking specifically  
7 about the housing production goals and how that really was  
8 a COG and a regional effort, as it should be, and I think it  
9 was really productive.

10 And, I'm wondering about the same thing at the  
11 planning level. So, if you look at the planning maps, the  
12 area elements, you know, in each case as it makes sense, they  
13 stop and everything beyond the border is just blanked out.  
14 Of course, that's not the reality.

15 And so, you know, what kind of resources are you  
16 putting into cooperation with various jurisdictions? You  
17 know, if we're looking at the upper Wisconsin Avenue, it's,  
18 as a person who spends a lot of time there, it's -- you don't  
19 even know which side of the border you're on, as it should  
20 be.

21 Upper Connecticut Avenue, same similar issues.  
22 You go up right up in there, similar issues; Capitol Heights,  
23 similar issues.

24 So, if you could talk a little bit, again, it's  
25 the resources, right? I know your intent is going to be

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1 there, but, you know, are you putting your money where your  
2 mouth is? And, is there something in the plan that would  
3 help me to understand that the real commitment is there to  
4 back the kind of cross border collaboration?

5 MR. TRUEBLOOD: Yes, I will have to get back to  
6 you on specific language in the plan about it. I mean, I  
7 think the plan is very focused on kind of the authorities  
8 within the District.

9 But I will tell you, we are -- we do coordinate  
10 and we have shared this information with our bordering  
11 jurisdictions, mostly in Maryland because that's where you  
12 have land connections, you know, provisions on the other side  
13 of our river.

14 And so, I've talked to, you know, Montgomery  
15 County's planning director, especially about Friendship  
16 Heights. I think that's the best example where that road is  
17 very permeable.

18 You know, Chevy Chase is a little different  
19 because it's, you know, it's all just sort of residential.

20 So, there is very much that, you know, she is  
21 aware of what we're looking at and I think in so far as we  
22 move forward with this, our planning effort there, there  
23 would certainly be cross border coordination with Montgomery  
24 County, as an example.

25 And, you know, I think the same thing could be

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1 said with the borders of Prince George's County as well.

2 COMMISSIONER SHAPIRO: Can I just say, as much  
3 formal regular contact as possible, especially on, you know,  
4 Capitol Heights Metro is a good example. Now, it's just, the  
5 planning efforts need to be -- it's what Commission May said.  
6 It's just that, you know, that the neighboring jurisdictions,  
7 the more the planning efforts are alive and the decisions  
8 around resources get driven by the planning effort side. So,  
9 that's one.

10 The other one is related to the whole food  
11 insecurity issue. And, you know, food insecurity that, you  
12 know, there are issues around food deserts, but there are  
13 also issues around food hubs. And, you know, even micro  
14 level issues around where do food trucks park and how do they  
15 prepare for their day? How do they prepare their foods? How  
16 do they, you know, the whole cycle of the food ecosystem.  
17 Are you able to take that into account and imagine where  
18 locations could be in DC to help with the whole food cycle?

19 MR. TRUEBLOOD: Yes, thank you for bringing that  
20 up. I think we are lucky, I'm fortunate, I feel fortunate  
21 in that the Food Policy Council is within the Office of --  
22 or is housed and the director of the Food Policy Council is  
23 within the Office of Planning.

24 And so, they very much are thinking about these  
25 issues. They have a whole number of reports. But more

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1 importantly, or as importantly, much of that has then been  
2 incorporated into the Comp Plan, whether it's around our  
3 community services and facilities development.

4           Maybe some around economic development when you're  
5 talking about the job side of it.

6           So, it is -- it does -- it is something that we  
7 were excited to update in our Comp Plan. And, but more  
8 importantly, to the very specific things that you mentioned  
9 that is -- Those are all things that the Food Policy Council  
10 is thinking about, is putting out.

11           If you look at the Food Insecurity Report that  
12 came out last week, there are very specific recommendations.  
13 And, the team is following up on those.

14           And like, as I mentioned, I think there may be  
15 opportunities even to look at zoning for some of those. And,  
16 it's not, you know, it's not just about grocery stores, it's  
17 about commercial kitchens, food, you know, there are a whole  
18 number -- it's a complicated ecosystem, as you mentioned.  
19 But I feel confident that we have put a good deal of effort  
20 and resources in making sure we're tracking all it.

21           COMMISSIONER SHAPIRO: Okay, I appreciate that.

22           And, for all of these, I go back to, again,  
23 Council work around housing production goals. So many of  
24 these issues are regional problems that require regional  
25 solutions.

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1 I mean, there's no doubt that some what you're  
2 addressing is a local problem and local solution. And, a lot  
3 of it is. And, I think that we are much better at focusing  
4 on the local and the regional and I appreciate that you've  
5 already taken a big chunk of leadership on this and I would  
6 encourage to extend that, you know, extend and extend that.  
7 So, we're just going to be more productive as we do it.

8 That's all I have, Mr. Chair.

9 CHAIRMAN HOOD: Thank you.

10 Commissioner Turnbull?

11 COMMISSIONER TURNBULL: Thank you, Mr. Chair.

12 Mr. Trueblood, thank you for your presentation.

13 That was very informative.

14 Are you -- are we going to get possibly copies of  
15 your PowerPoint presentation?

16 MR. TRUEBLOOD: I would be happy to provide you  
17 with the caveat that I need to fix that bullet on housing.  
18 So, we'll put the right words there. They're on the website.  
19 We'll get that fixed and share it with you.

20 COMMISSIONER TURNBULL: All right, thank you so  
21 much.

22 I just wanted -- I mean, we have been, obviously,  
23 trying to deal with the affordable housing for quite a while.  
24 And, we get caught in our own regulations as to -- especially  
25 the Capitol Gateway. And so, we're always looking for -- we

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1 seem to handcuff ourselves on a lot of things so that we  
2 can't get the best bang for the buck for people. So, we're  
3 looking forward to whatever creative ways can be done in the  
4 Comp Plan to help us deal with that issue.

5           The other thing we talk about, communication. One  
6 of the issues that we have up on Capitol Hill is there's --  
7 we created with the new regulations a Capitol Security Sub-  
8 Area right by Louisiana Avenue. And, it has to do with the  
9 height of the buildings that we allowed the increases and the  
10 occupation and the penthouses.

11           We've had one case, there's now two cases, I  
12 think, that we've had where, normally the Architect of the  
13 Capitol gets a letter from either from the -- it's usually  
14 these are border zoning adjustment cases.

15           And, they have -- what happens on that is that we  
16 have usually gone right down the road and all of a sudden we  
17 hear there's going to be a hearing in a month on this case.

18           But the problem with just coming to the Architect  
19 of the Capitol, since this is a Capitol Police security  
20 issue, we have to contact them. We have to look -- make them  
21 go through it. So, it adds time on to the hearings. And,  
22 a lot times, we've had issues where the Capitol Police did  
23 not agree with the solution that the -- what the owner wanted  
24 to do.

25           So, if there's any way that we can have better

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1 communication in the beginning with any cases in that sub-  
2 hearing to speed it along for the applicant. I mean, some  
3 of these things, I don't want to get into why the Capitol  
4 Police don't or do approve things, but, I mean, there are  
5 obviously issues that involve the security of the Capitol.

6 So, I mean, it's just a strange set up that we  
7 have in communication. And, we as the Architect of the  
8 Capitol are just sort of like the go-between right now on all  
9 of this. So, whatever we can do to appreciate that, I would  
10 be greatly appreciated.

11 Really, those are all my -- the only other thing  
12 is just to make sure you're aware that the Reflecting Pool  
13 at the east end of the Mall by the Capitol, just so, you  
14 know, which I'm sure you're aware, but that used to be Park  
15 Service. The Park Service transferred that now to the  
16 legislative branch. So, the Architect of the Capitol is now  
17 the caretaker of that piece of ground there. So, just to  
18 make sure that you're aware of that and any implications in  
19 your planning on that.

20 But, other than that, I greatly appreciate your  
21 presentation, but I'd like to have to go through the slides  
22 and really review it all better.

23 But thank you, again.

24 COMMISSIONER MAY: Just for the record, we didn't  
25 transfer it to the Architect of the Capitol, the Congress

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1 decided that you shall have it.

2 COMMISSIONER TURNBULL: Well, that happens, too.

3 COMMISSIONER MAY: You make it sound like we just  
4 gave it to you, you know. Like, here.

5 COMMISSIONER TURNBULL: Yes, you know, but thank  
6 you anyway.

7 COMMISSIONER MAY: Oh, you're welcome.

8 COMMISSIONER TURNBULL: Oh, yes. We should have  
9 fixed some things. No, I didn't say anything. I didn't say  
10 anything.

11 COMMISSIONER MAY: Hey, we were on, you know, we  
12 were going to fix a lot of it, but, you know, they jumped the  
13 gun.

14 COMMISSIONER TURNBULL: It's all money, it's  
15 money..

16 CHAIRMAN HOOD: So, I saw right in front of me,  
17 before I recognize Vice Chair Miller, I saw Commissioner  
18 Shapiro had a young fellow or lady on the side, I couldn't  
19 see that great. Somebody waved. So, we want to know, do  
20 they have any questions?

21 COMMISSIONER SHAPIRO: We had a grandson wave.

22 CHAIRMAN HOOD: Oh, grandson, okay. Does he have  
23 any questions for Mr. Trueblood?

24 COMMISSIONER SHAPIRO: I don't think so.

25 CHAIRMAN HOOD: Okay. All right, let me go on to

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1 Vice Chairman Miller.

2 COMMISSIONER SHAPIRO: I don't think so. I don't  
3 think so.

4 CHAIRMAN HOOD: All right.

5 VICE CHAIR MILLER: Thank you, Mr. Chairman. And,  
6 thank you, Director Trueblood for your presentation and all  
7 of the work by you and your Office of Planning team on the  
8 Comprehensive Plan update, both the frame work plan element  
9 that's now law and the more major update to the other  
10 elements that's pending before the Council.

11 And, I appreciate all of the public engagement  
12 that you've done with the neighborhoods, communities, and  
13 Advisory Neighborhood Commissions, stakeholders, all across  
14 the city. That, hopefully, will lead to an outcome that will  
15 be sooner rather than later.

16 Because, as you know, whenever we consider a  
17 Comprehensive Plan, there's always the push, or not push,  
18 there's always the dynamic of those who are fearful of change  
19 or just don't understand or are not quite informed about what  
20 might be the implications are of the change that they say,  
21 wait. wait until this is done; wait until that's done.

22 Study all the effects of COVID, you know, and how  
23 our city's going to change and this is a 20-year plan. So,  
24 it goes beyond that, of course, there are elements in there  
25 that talk, as you mentioned, about the resiliency and

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1 recovering from that and all the equity issues associated  
2 with the pandemic and also the equity issues.

3 I just appreciate all the work by the executive  
4 on housing equity issues and how they're reflected in the --  
5 both the frame work element that was adopted and which we now  
6 can use as a not inconsistent with the Comprehensive Plan  
7 Guidance.

8 And, in the proposed changes that you have before  
9 us, before the Council which I've noted that the Office of  
10 Planning reports have usefully cited both the frame work  
11 element policies and proposed policies that the Mayor has  
12 sent to the Council which might affect particular zoning  
13 projects, cases that come before us.

14 And, I think the reports have been increasingly  
15 improving in terms of helping us use the Comprehensive Plan  
16 to get to the goals and policies of the city, particularly  
17 on affordable housing that we all want to get to.

18 And so, I don't' really have any questions. I  
19 would echo what Commissioner Turnbull said about continuing  
20 -- your office continuing exploring and finding ways to make  
21 sure that affordable housing, as what I perceive to be the  
22 number one civic priority in the pre-existing Comprehensive  
23 Plan, and the frame work element and the proposed  
24 Comprehensive Plan, but to make sure that that is supported  
25 in every case that comes before us, even in matter of right,

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1 what appear to be design review cases.

2           Because our charge is that zoning is not  
3 inconsistent with the Comprehensive Plan. And, either we  
4 need to change the zoning regulations to make sure it's all  
5 -- that affordable housing is always a consideration in every  
6 case or make sure that your reports include policies that are  
7 supportive of our consideration of affordable housing in  
8 cases where it may not be obvious that inclusionary zoning  
9 is required.

10           But I appreciate that you've -- appreciate the IZ-  
11 Plus case that you're -- enhanced IZ that you're office has  
12 put forward that we're going to be having a public hearing  
13 on.

14           And, I appreciate the XL IZ. I didn't realize it  
15 was called XL IZ.

16           (Simultaneous speaking.)

17           VICE CHAIR MILLER: If you could get it to XXXL,  
18 as someone who's nowhere near those categories, even though  
19 I've strived to work out myself, but if you -- all the work  
20 that you can do in that whole affordable housing area is  
21 appreciated.

22           And then, I'll -- and the work that you can do in  
23 the reports that help us reflect that in the zoning case that  
24 come before us would be -- it would be useful.

25           There's another point I was going to make, and I

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1 can't remember quite what it was, but if it comes back to,  
2 Mr. Chairman, I'll raise my hand.

3 But thank you for all of your work and look  
4 forward to the --

5 Oh, I know what it was, I had asked this of your  
6 team, of Ms. Steingasser and Mr. Lawson and I forgot who else  
7 was before us when the IZ-Plus set down hearing was -- set  
8 down meeting we had. If there can be some quantification or  
9 estimated quantification of how much housing you hope to or  
10 is possible to get under each of those bullets that you had  
11 in that last slide of elements that are designed to get to  
12 that 36,000 goal?

13 And, I think your office has promised that they  
14 would try to get some estimates to us on the IZ-Plus enhanced  
15 IZ case. But it'd just be useful to see what those -- if you  
16 have -- and a lot of the variables that make those estimates  
17 guesstimates in many cases, but to the extent that we can see  
18 how much you're relying on the work that we're doing, we want  
19 to certainly do our part to make sure we're contributing to  
20 that overarching goal of 36,000 units. It's now five years  
21 away? And, how many units are we there toward it right now?

22 MR. TRUEBLOOD: We are actually getting that  
23 number because we're almost -- we're coming up on a big  
24 milestone, so we'll be -- we'll have that number for your  
25 shortly.

1           VICE CHAIR MILLER: Well, that should be a happy  
2 day, I guess, I hope.

3           All right, well, thank you very much, Mr. Chairman  
4 and thank you, Director Trueblood for all your work.

5           MR. TRUEBLOOD: Thank you.

6           CHAIRMAN HOOD: Director Trueblood, I just have  
7 a few comments.

8           I'm glad to see that the plan -- we don't have a  
9 plan for the plan, we're starting at -- the plan is starting  
10 becoming realized. And, I think that's very important.

11           I was also glad to see that we had 90 percent  
12 participation from the community of the ANCs. I think that's  
13 going to really be helpful for the hearings that the Council  
14 are going to have. I think, what did you say, November 11th  
15 and 12th?

16           This Commission did send a letter, I don't know  
17 if that had anything to do with it, to try to help move  
18 things along so we can continue to do our work. The Vice  
19 Chair's input as well and other Commissioners.

20           Also, I was glad to hear some of the terms of  
21 light density. That gives people, I believe, residents will  
22 have more of a comfort level when we start using those kind  
23 of words. Because change, you know, even me, when you're  
24 talking about changing something, I have to adapt, and it's  
25 got to resonate with me for a little while. I've got to

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1 figure out how is this going to really affect me?

2 But I think some of those are some of our problems  
3 why we get inundated and bogged down because we're fearful  
4 of change. That's just human nature.

5 But I can tell you, a lot of the change, I mean,  
6 even the Costco, a lot of folks in my neighborhood were upset  
7 about the Costco. And, I always use this example that when  
8 I go over there now, they're the first ones in there. I  
9 can't get in there because they're in there.

10 But I think those kind of changes are very  
11 beneficial. And, I think as we move forward and what I've  
12 heard in your report, I think, will be very inspirational and  
13 really help us move forward and be competitive with other  
14 cities and other of those locations.

15 I was also glad to hear that there's some regional  
16 collaboration. I do know about COG, but I'm glad to hear  
17 besides COG, there's some regional collaboration, as my  
18 colleagues had mentioned, about the DMV and making sure that  
19 collaboration, which will be very key in moving forward,  
20 which would make things a lot easier as we move forward.

21 I had one other statement, and let me just also  
22 say, I really appreciate, since we have you, I really  
23 appreciate the Office of Planning staff. The ask is never  
24 too much.

25 You know, I know, particularly me, sometimes I ask

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1 something just totally, probably ludicrous, but I also take  
2 into consideration what the residents of this city, and I'm  
3 a realist, what we're actually are living by. And, the ask,  
4 they never push back. They never say, we can't do it. They  
5 always at least make the attempt.

6 So, I wanted to say that while we have you, the  
7 ask is never too big.

8 Also, I'm glad to see about the affordable -- the  
9 way the administration now is breaking up the affordable  
10 housing across the city. I think that's very important to  
11 move forward. So, I'm looking forward to seeing some of  
12 those come down the pipeline.

13 And, I really, I'll end in this, and I'll go back  
14 around and see if anybody has anything else, I really  
15 appreciate the report. While I don't necessarily go to the  
16 Office of Planning's website and look, I appreciate the  
17 emails we get about the historic, when they're having  
18 hearings, when they're going to be voted on. I'm not sure  
19 where that's even coming from, I'm not sure how I even got  
20 on the list. But I appreciate that and I'm sure the  
21 residents of this city do as well.

22 So, with that, let me see if my colleagues have  
23 any other follow up questions?

24 (No response.)

25 CHAIRMAN HOOD: Not seeing any, so, Director

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1 Trueblood, thank you and we really appreciate the  
2 presentation. Do you have any closing? Almost like a  
3 hearing.

4 MR. TRUEBLOOD: Well, I just want to say thank you  
5 all for the time that you put every week on these important  
6 issues. I realize it is not your day job as it is my day  
7 job. And so, I know that you all have a lot to deal with and  
8 I really, you know, I do personally as a resident, but also  
9 more importantly, as the Director of Planning, I appreciate  
10 all of your efforts to address all the zoning issues in the  
11 city.

12 And, I'll just leave, I think, maybe I guess with  
13 one point, you know, there's a lot of things we talked about,  
14 Housing Equity Reports, COG Reports, and Comp Plan, but  
15 something that Commissioner Miller mentioned that I just  
16 maybe would encourage you all to look at, in the new frame  
17 work element, there's a definition of equity that we think --  
18 that I think is quite good. And, it really has become a  
19 touchstone for much of our equity work.

20 It's in our -- we talk about it in our equity  
21 crosswalk which is available online. But really talking  
22 about your race, your age, your gender, your income, your  
23 location should not be a determinate of the outcome of your  
24 life, whether it's about health or income or the services you  
25 receive.

1           And so, that has been important -- an important  
2 underlying factor in a lot, in everything we do, really, in  
3 everything, but especially around some of the housing work,  
4 Chairman, that you mentioned.

5           So, I just wanted to really highlight that. I  
6 didn't mention it, but I think it's an important thing as we  
7 move forward.

8           CHAIRMAN HOOD: All right, well, thank you,  
9 Director Trueblood and to your team. We really appreciate  
10 all the work that you all do both every day, especially  
11 helping us to give us the planning perspective. And, we  
12 appreciate you coming down and giving us this update and this  
13 briefing.

14           So, with that, Ms. Schellin, do we have anything  
15 else?

16           (No response.)

17           CHAIRMAN HOOD: So, with that, I'm going to now  
18 declare this special public meeting adjourned. Thank you.

19           (Whereupon, the above-entitled matter went off the  
20 record at 5:22 p.m.)

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C E R T I F I C A T E

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In the matter of: Special Meeting

Before: DCZC

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