

GOVERNMENT OF
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

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REGULAR PUBLIC HEARING

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MONDAY

DECEMBER 16, 2024

+ + + + +

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

ZONING COMMISSION MEMBERS PRESENT:

ANTHONY HOOD, Chairperson
ROBERT MILLER, Vice Chairperson
TAMMY STIDHAM, Commissioner
GWEN WRIGHT, Commissioner

OFFICE OF ZONING STAFF PRESENT:

ELLA ACKERMAN, Staff
PAUL YOUNG, Data specialist

OFFICE OF ZONING LEGAL DIVISION STAFF PRESENT:

JACOB RATTING, Esquire

The transcript constitutes the minutes from the Regular Public Hearing held on December 16, 2024.

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

Case No. 24-01

Howard University - Map Amendment at
Square 3060, Lots 830 and 839; Square 3064,
Lots 44 through 46, 826 and 837; Square 3065,
Lots 829 through 831, 833 and 834; Square
3074, Lot 11; Square 3075, Lot 807; Square
3078, Lots, 17, 26 through 28 and 30.....4

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

(4:00 P.M.)

CHAIRPERSON HOOD: Good afternoon, ladies and gentlemen. We are convening and broadcasting this public hearing by video conferencing. My name is Anthony Hood. Joining me this evening are Vice Chair Miller, Commissioner Wright and Commissioner Stidham. We're also joined by the Office of Zoning staff, Ms. Ella Ackerman, as well as our Office of Zoning Legal Division, Mr. Jacob Ritting. Also, Mr. Paul Young, who will be handling all of our virtual operations. If you need to reach him or have any issues, you can call 202-727-0789. I will ask all others to introduce themselves at the appropriate time.

Copies of today's virtual public hearing notice are available on the Office of Zoning's website. Please be advised that this proceeding is being recorded by a court reporter and is also webcast live via Webex and YouTube Live. The video will be available on the Office of Zoning's website after the hearing. Accordingly, all those listening on Webex or by phone will be muted during the hearing and only those who have signed up to participate to testify will be unmuted at the appropriate time.

Please state your name and home address before providing oral testimony on your presentation. All presentations should be limited to a summary of your most important points. When you are finished speaking, please mute your audio so that your microphone is no longer picking up sound or background noise.

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2 | telephone call-in, again, please call our OZ hotline number at
3 | 202-727-0789, again, to sign up or to receive Webex log-in or
4 | call-in instructions.

5 | All persons planning to testify either in favor,
6 | opposition or undeclared must sign in in advance and will be
7 | called by name. If you wish to file written testimony or
8 | additional supporting documents during the hearing, then please
9 | be prepared to describe and request it at the time of your
10 | testimony.

11 | The subject of this evening's hearing is Zoning
12 | Commission case, No. 24-01. This is the Howard University Map
13 | Amendment at Square 3060, Lots 830 and 839, Square 3064, Lots 44
14 | through 46, 826 and 837, Square 3065, Lots 829 through 831, 833
15 | and 834, Square 3074, Lot 11, Square 3075, Lot 807 and Square
16 | 3078, Lots 17, 26 through 28 and 30. And, again, today's date
17 | is December the 16th, 2024.

18 | The hearing will be conducted in accordance with
19 | provisions of 11 Z-DCMR, Chapter 5 as follows; preliminary
20 | matters, presentation, in this case it would be Howard
21 | University, reports of other government agencies, report of the
22 | ANC, testimony of organizations and individuals, each
23 | organization having five minutes, individuals having three
24 | minutes respectively and we'll hear in the order for those in
25 | support, opposition and undeclared. While the Commission

1 reserves the right to change the time in the presentations, if
2 necessary, it intends to adhere to the time as strictly as
3 possible. No similar (phonetic) times shall be (indiscernible).

4 At this time, the Commission will consider any
5 preliminary matters. Does the staff have any preliminary
6 matters?

7 MS. ACKERMAN: So tonight, a little background. Howard
8 University is the petitioner. They are going to take ten minutes
9 to present. They are represented by Leila Batties and John Oliver
10 of Holland & Knight and additionally, Derrek Williams from Howard
11 University will speak for ten minutes or less.

12 Since setdown on March 28th at Exhibit 29 we have the
13 OP report in support which will be presented by Maxine Brown-
14 Roberts. She plans to take four to five minutes. There is a
15 DDOT report at Exhibit 28 and ANC 1E submitted a resolution at
16 Exhibit 22, and ANC 1B submitted a report at Exhibit 27.

17 There are no other preliminary matters tonight.

18 CHAIRPERSON HOOD: Okay. Again, thank you, Mr.
19 Ackerman.

20 Before we bring everyone up, I want to talk to my
21 colleagues about a letter received which is our Exhibit 33. This
22 is a group calling, they call themselves the W1 Alliance of Howard
23 Neighbors filed a written testimony. I'm just going to read it
24 through, and I want to thank our legal counsel for cleaning this
25 up.

1 Testimony in opposition of December 15th, which was
2 yesterday, 2024, our Exhibit 33 in our record. One of the points
3 in the testimony is that the case should be heard as a contested
4 case instead of a rulemaking. That seems to be the constant
5 theme, but that's not how our regulations and how we operate
6 which should be decided as a preliminary matter, which we're
7 doing.

8 It states, "Reset as a contested case. Per the zoning
9 regulations, this case should not be a rulemaking since it will
10 benefit a small set of property owners, two in fact. This must
11 be re-setdown as a contested case to allow much wider notice,
12 cross-examination of the Applicant and examination of the Office
13 of Planning non-planning."

14 So, the advice in our regulations state that we set
15 this down again on March 28th, 2024. We had a public meeting. A
16 relevant Rule is 11 Z-DCMR 201.7 which provides 201.7, Map
17 amendments in rulemaking cases may be initiated by: private
18 persons, organizations or other entities to amend the zoning map
19 in this case. The Petitioner does not own all the property
20 proposed to be rezoned; or the Petitioner owns all the property
21 proposed to be rezoned, but the ownership pattern is
22 geographically scattered or otherwise of a character that raises
23 land use policy questions to a greater degree than highly
24 localized issues of fact or effects on neighboring properties.

25 And it goes on. The petition was filed by Howard

1 University which does not own all of the property, so the petition
2 meets the criteria of 11 Z-201.7(b)(1). In addition, the
3 ownership pattern includes many large parcels along a major
4 corridor, so it raises land uses, policy questions to a greater
5 degree than highly localized issues of fact and effects on
6 neighboring properties.

7 The Commission is therefore justified, we are justified
8 in setting down this as a rulemaking. If any of us or if the
9 Commission, if we decide to change our minds at this point which
10 I am not in favor of doing that, we would then need to re-schedule
11 the hearing and re-advertise the case.

12 I think we have been consistent with our rules. I know
13 this has been coming up lately. I am in favor of moving forward
14 as has already been describing this -- has been recommended to
15 us many times of how we interpret our regulations by our counsel,
16 and I intend to stick to that. This didn't start doing this,
17 but we've been doing this for a while and people have ample
18 opportunity to be able to discuss it in their testimonies.

19 So, do I hear any objections of moving forward? Anybody
20 want to reconsider? Let me just go around the horn. Let me go,
21 maybe, yes, let me just go around. Vice Chair Miller?

22 VICE CHAIRPERSON MILLER: No, I don't want to
23 reconsider, Mr. Chairman. I think you laid it out, that this
24 case meets the criteria in our regulations for a rulemaking. So,
25 I think that's an appropriate way to go.

1 CHAIRPERSON HOOD: Okay. And Commissioner Wright?

2 COMMISSIONER WRIGHT: I agree. I do not want to
3 reconsider.

4 CHAIRPERSON HOOD: Okay. And Commissioner Stidham?

5 COMMISSIONER STIDHAM: I also agree.

6 CHAIRPERSON HOOD: Okay.

7 Now there were some other issues that were raised. I'm
8 going to let the Alliance of Howard Neighbors bring that up and
9 I'm going to probably ask at the end, I'm asking this up front
10 as I'm going to ask the Office of Planning and Howard University
11 to respond to those issues which are relevant, but we want them
12 to respond as well.

13 All right. So, Ms. Ackerman, if we could bring everyone
14 up, we'll be ready to get started. I believe the Applicant has
15 asked for ten or fifteen minutes but I want them to hit the
16 highlights and also if they could talk on the points of some of
17 the things that were in the letter.

18 (Pause.)

19 MS. BATTIES: Good afternoon. Leila Batties and John
20 Oliver with the law firm of Holland & Knight, 800 17th Street,
21 Northwest, on behalf of the Petitioner. Our presentation, our
22 testimony will go a little bit longer given the letter that was
23 filed by W1 Howard Alliance, so.

24 Again, we're here on behalf of Howard University which
25 is authorized to represent also Florida Avenue Baptist Church.

1 Also joining us as part of the presentation is Derrek Niec-
2 Williams, Assistant Vice President of Planning and Architecture
3 at Howard.

4 So, I will just start by noting, yes, this property
5 Howard seeks to rezone approximately 26 and a half acres primarily
6 along the east side of Georgia Avenue to MU-9B and MU-10 for a
7 few lots that front on Florida Avenue and Bohrer Street that the
8 petition seeks to rezone to MU-10. And so, for my remarks, I
9 will give an overview of the petition keeping it brief, and also
10 some of the highlights of the comprehensive plan analysis. But
11 for the detailed comprehensive analysis we're going to rely on
12 the reports filed by, prepared by Brandice Elliott and filed at
13 Exhibit 3E of the case record. As you all know, Ms. Elliott has
14 testified as an expert before the Zoning Commission on numerous
15 occasions. So, I will give a brief overview and then turn it
16 over to Derrek who will discuss the specific concerns raised by
17 the community stakeholders and have those concerns been addressed
18 in this petition process. Next slide, please. Slide 1.

19 Next slide, please.

20 So, the subject property extends from Euclid Street on
21 the north to Florida Avenue on the south and, as I mentioned
22 earlier, includes a few lots that front on Florida Avenue and
23 Bohrer Street. All of the property is owned by Howard except
24 for three lots owned by Florida Avenue Baptist Church and all of
25 the property except that fronting on Florida Avenue and Bohrer

1 is within the Howard University 2020 to 2030 central campus master
2 plan which the Zoning Commission approved pursuant to Zoning
3 Commission order No. 20-08. The subject property is primarily
4 zoned PDR-2 and PDR-3. A small area to the east just south of W
5 Street is zoned RA-2. Next slide, please.

6 So, the petition seeks to rezone the property to MU-10
7 except for that portion outlined in yellow on this map, which is
8 the portion of the Howard Hospital site that fronts on Georgia
9 Avenue. That section will be rezoned to MU-9B. Next slide,
10 please, to slide 5, the future land use map. Thank you.

11 So, in evaluating the petition to rezone the property,
12 the Commission must find that the proposed rezoning is not
13 inconsistent with the comprehensive plan and in this case the
14 comprehensive plan supports the proposed rezoning. The area that
15 is proposed to be rezoned to MU-10 is designated mixed use,
16 medium-density residential, medium-density commercial and
17 institutional on the future land use map and the areas to be
18 rezoned to MU-9B is designated mixed use, high-density
19 residential, medium-density commercial and institutional on the
20 future land use map. The current PDR and RA-2 zoning on the
21 property is actually inconsistent with these future land use map
22 designations. Next slide.

23 Okay. So, this just goes to the medium-density
24 commercial and institutional descriptions. Now we can move on
25 to the general policy map, generalized policy map. So, the

1 generalized policy map designates the property as Main Street
2 mixed use corridor and Multi-Neighborhood Center and
3 institutional uses. The type of development that is permitted
4 in the MU-10 and MU-9B zones is encouraged by these general policy
5 map designations. Next slide, please.

6 Comparing the existing and proposed zone. So the
7 purpose of this slide is just to show you or the maximum height
8 and densities that would be permitted in the MU-10 and MU-9B
9 zones compared to the existing zoning and I'll just note for the
10 record that the MU-10 zone allows a matter-of-right density of 6
11 FAR with F-203 FAR non-residential use and a matter-of-right
12 height of 90 feet, and the MU-9B zone allows a matter-of-right
13 density of 6.5 FAR, all of which can be used for non-residential
14 use and allows a matter-of-right height of 90 feet.

15 Importantly, the MU-10 and MU-9B zones allows for a
16 robust mix of residential and non-residential uses and retail
17 uses that are necessary to implement Howard's campus master plan
18 and facilitate the redevelopment of this area generally,
19 specifically as envisioned by the DUKE plan which was approved
20 by the City Council in 2025 and many of the recommendations and
21 objectives of the DUKE plan have been incorporated into the most
22 recent comprehensive plan specifically for the mid-city area
23 element and the Georgia Avenue corridor focus area. Can you
24 please go to the slide that talks about zoning, the Racial Equity
25 Tool. Thank you. Next slide.

1 So, again, I just want to briefly highlight the
2 proposed rezoning in the context of the Zoning Commission's
3 racial equity tool. First of all, I'll note that the rezoning
4 advances many of the policies in the comprehensive plan that the
5 Office of Planning has identified as advancing equity,
6 particularly in the land use element, the transportation element,
7 the housing element and the environmental protection element and,
8 again, it advances the recommendations of the DUKE plan. Also
9 noted on this particular slide and which I'll get into next, is
10 the community outreach engagement aspect. This was a major focus
11 for Howard as it went through this petition process. If you can
12 go to slide 13, please, the community guidance engagement.

13 Next slide.

14 Next slide. There you go. Go to the first, continue,
15 please to, there you go.

16 So, I will note that the comprehensive plan analysis
17 that we submitted on behalf of Howard was updated and filed as a
18 pre-hearing statement that's marked at Exhibit 25 of the record,
19 and I wanted to highlight a few things from that analysis while
20 we look at the schedule on the monitor.

21 So first I'd like to note that Howard worked very
22 closely with the LeDroit Park neighborhood because that is the
23 neighborhood most likely to be impacted by the redevelopment
24 under the proposed MU-9B and MU=10 zones, specifically near the
25 Howard Hospital site. The rest of the corridor that Howard

1 proposes to rezone abuts property that is owned by Howard.

2 And then from a racial equity perspective, both Howard
3 and LeDroit Park, I don't know -- I'll put it on the record. I
4 think most of us know this. Both Howard and LeDroit Park are
5 deeply rooted in African American history and culture including
6 the racial disparities suffered by HBCUs and Black people
7 generally.

8 So, the rezoning will serve (phonetic) the
9 implementation of Howard's campus master plan which is critical
10 to Howard continuing its educational mission, the redevelopment
11 of the Shaw neighborhood generally and the diversity that results
12 from the influx of Howard students and faculty in the
13 neighborhood. Howard also sponsors a number of programs that
14 address past discrimination and promoting equity and inclusion.

15 And as a significant institutional and community
16 stakeholder, Howard understands the importance of community
17 engagement and has been very diligent about this part of the
18 zoning process. Our updated comprehensive plan analysis lists
19 25 meetings that Howard participated in as part of this process
20 and they began socializing the proposed rezoning in July of 2023,
21 several months before filing the petition in January of 2024.

22 Over the past year Howard has met with ANC 1B and 1E
23 including their various subcommittees. They've met with Council
24 Member Nadeau's office, the LeDroit Park Civic Association and
25 the Howard Community Advisory Council, and I want to note that

1 the Howard Community Advisory Council includes several community
2 organizations including Shaw Main Street, Lower Georgia Avenue
3 Main Street, Council Member Nadeau's office, the Florida Avenue
4 Baptist Church, LeDroit Park, Georgia Avenue Thrives, District
5 Bridges, Uniting Our Youth and the Pleasant Plains Civic
6 Association and residents of the nearby public housing
7 communities are members of both the LeDroit Park Civic
8 Association and the Howard CAC. So (indiscernible) pleased with
9 the outreach efforts that were undertaken and pleased to note
10 that we have earned the formal support of both ANCs. Their
11 reports in support are at Exhibits 22 and 27 of the record and
12 we earned the support of the LeDroit Park Civic Association. If
13 you can go through, go to the next slide just to show, please.

14 These are the meetings that we had with the LeDroit
15 Park Civic Association and then the Howard CAC at the bottom.
16 And so, if you can continue to slide 17 that evaluates the zoning
17 action through a racial equity lens, please. Okay. Thank you.

18 So just going through this criteria on the screen, I'll
19 just note for the record that the rezoning would not result in
20 any displacement. Again, it would, really the primary objective
21 would be to implement the Howard campus plan and facilitate the
22 redevelopment of the Georgia Avenue corridor but would not result
23 in any displacement. It would facilitate the amount of students,
24 increasing the amount of student housing at Howard's campus which
25 would bring students closer to campus which takes some pressure

1 off, which could take pressure off housing in the surrounding
2 area and then for those areas, those parts of the subject property
3 that are not part of the campus plan, the rezoning could generate
4 additional housing including affordable housing through IZ and
5 IZ Plus were applicable.

6 Through the rezoning and the redevelopment that the
7 rezoning would facilitate, it would help to improve the physical
8 environment including pedestrian connectivity and transit-
9 oriented redevelopment. Next slide, please.

10 It would, the rezoning would also facilitate greater
11 and improved access to the University retail and service uses
12 along the Georgia Avenue corridor, other neighborhood amenities
13 including -- and medical facilities as well as employment
14 opportunities. And I'll note, again, Howard worked very closely
15 and diligently with representatives from LeDroit Park to reach
16 an agreement that addresses concerns about the future potential
17 redevelopment of the subject property including the hospital
18 site, which abuts the LeDroit Park neighborhood, and which Derrek
19 will speak to in more detail shortly. If you can go to the next
20 slide.

21 And this slide goes to the potential inconsistencies
22 with the comprehensive plan I will note before. First is that
23 the policy is related to rehabilitation before demolition and in
24 this case adaptive reuse may not be possible where a building has
25 structural challenges, or adaptive reuse may not be financially

1 | viable. So that is one possible inconsistency.

2 | The second is the retention of areas for industrial use
3 | and while the property is currently zoned PDR-2 and PDR-3, I
4 | think it's important to note that on the future land use map the
5 | property is not designated for industrial use and therefore this
6 | is not a true inconsistency.

7 | The third potential inconsistency is minimizing off-
8 | street parking. So, parking will be required with the
9 | redevelopment of the property and new buildings that come online,
10 | but this is a transit-rich area so there will be options for
11 | multiple modes of transportation.

12 | And then finally, the potential inconsistency with
13 | policies related to net zero and energy efficient buildings.
14 | Student housing and some of the new residential housing will --
15 | we will include the sample design features and elements and comply
16 | with the green building code, but it may not be the case that
17 | they may not meet net zero all the time.

18 | So those are the potential for, potential
19 | inconsistencies with the comprehensive plan but these potential
20 | inconsistencies are outweighed by the designation of the property
21 | on the future land use map and the generalized policy map, the
22 | various policies in the comprehensive plan related to land use,
23 | transportation, housing, environmental protection, economic
24 | development and educational facilities. It also is outweighed
25 | by the implementation of the recommendations in the DUKE plan and

1 then the housing equity report which includes not just the
2 creation of new student housing, but also new potential market
3 rate and affordable housing that could be generated by the
4 proposed zoning action.

5 Ado so for these reasons, and as discussed in more
6 detail in the report at Exhibit 3E of the record, the proposed
7 zoning is not inconsistent with the comprehensive plan,
8 particularly when viewed through the racial equity lens. And
9 with that, I'll turn the presentation over to Derrek Neic-
10 Williams.

11 Thank you. And you can take down the PowerPoint.

12 MR. NEIC-WILLIAMS: Thank you very much, counselor, and
13 good afternoon, Commissioners and staff, members of the public.
14 My name is Derrek Neic-Williams with an address at 2244 10th
15 Street, Northwest, here in the District. I currently serve as
16 the Assistant Vice President for Planning and Architecture at my
17 beloved alma mater, Howard University.

18 I'll keep my comments brief. I have two major points
19 to make. The first is that this amendment is important to Howard
20 University. The comprehensive plan amendment process began prior
21 to the University's strategic planning process as well as prior
22 to the filing of our 2020 central campus master plan. So, these
23 changes have been pre-contemplated and integrated in the
24 University's planning activities to improve our campus and the
25 mid-city area element.

1 Second point is that, and it's a twofer. There's a
2 part A and a part B. The second point is just that to underscore
3 what our counselor mentioned, Howard University works diligently
4 with the community and the community works diligently and
5 patiently with Howard University.

6 So procedurally, as mentioned, this jurisdiction falls
7 within ANC 1B and 1E but the most impacted residents here
8 naturally are those along the southern boundary of the impacted
9 land area which is LeDroit Park and particularly the LeDroit Park
10 Civic Association. More specifically there is what is defined
11 in our agreement as an impacted residential area which abuts the
12 U Street alley, Bohrer Street and the 2000 and 2100 blocks of
13 5th Street, Northwest.

14 So ultimately the outcomes were an executed memorandum
15 of agreement and a declaration of agreements which is also aptly
16 executed, and so these speak to the long (audio interference)
17 thinking of both the University as well as the community which
18 is why I had the twofer in the beginning part in that they're
19 near and long-term considerations. Naturally, the long-term
20 considerations factor in the transition from an RF-1, which is a
21 low-density residential zone, to an M mixed-use 9 or 10 zone, and
22 so that agreement does govern, and the declaration of
23 restrictions, govern certain setbacks, height limits and
24 restrictions on use, loading, service access, et cetera.

25 Most pointedly, I'll add that the near-term

1 | implications from the local and impacted residents primarily
2 | surround continuity of hospital operations mainly related to
3 | transportation, and so I want to underscore the importance of
4 | maintaining vehicular transportation and access from Georgia
5 | Avenue to mitigate the potential for ambulances, emergency
6 | vehicles, et cetera, to disrupt what is a low-density residential
7 | zone. So, you know, we have lots of provisions in our agreement
8 | pertaining to noise, light, exhaust and other impacts to the
9 | surrounding neighbors.

10 | So, I know that there are members of the community that
11 | will testify in more detail to this, but I wanted to underscore
12 | just the high points of our collaboration with the community. So
13 | that really concludes the testimony that I have for the Commission
14 | today, and I want to thank you all for your time as well as your
15 | consideration in this particular case.

16 | MS. BATTIES: Thank you, Derrek.

17 | So, Mr. Chairman, that really concludes our initial
18 | presentation to the Zoning Commission. I hope, I think we
19 | addressed some of the comments in this letter from W1 Alliance
20 | of Howard Neighbors, but if there are specific questions or
21 | concerns, I'm happy to answer them.

22 | CHAIRPERSON HOOD: Okay. Thank you, Ms. Batties and
23 | Mr. Neic-Williams. Thank you both for your presentation. Let's
24 | see if we have any questions or comments. I'm going go to our
25 | Commissioner Stidham first, and then I'll come to Commissioner

1 Wright, then I'll come to Vice Chair Miller.

2 Commissioner Stidham, any questions or comments?

3 COMMISSIONER STIDHAM: No questions or comments for me.

4 Thank you very much. At least, not at the moment.

5 CHAIRPERSON HOOD: Thank you.

6 Commissioner Wright, any questions or comments?

7 COMMISSIONER WRIGHT: Just briefly.

8 It sounds like you've had quite an extensive outreach
9 effort, and that Howard University has an ongoing connection with
10 the neighbors in the area because of not only this issue, but
11 I'm sure many campus related issues. Have you heard of this
12 group that's sent in the letter, the Ward 1 Alliance of Howard
13 Neighbors? Has that group ever participated in any issue related
14 to the Howard University campus in your experience, or were they
15 part of the outreach that you did on this specific project?

16 MR. NEIC-WILLIAMS: (Audio interference) patently no.
17 We have not heard of this organization or entity until the letter
18 was filed and as mentioned, you know, we started engagement six
19 months almost prior to our filing. I'm not sure if our counselor
20 has anything to add there, but I think that sums it up.

21 MS. BATTIES: I don't have anything to add. I will
22 just say that Howard's reach through their Community Advisory
23 Council is long, extensive reach and nobody has reached out to
24 our group with, expressing the concerns that were in this letter.

25 COMMISSIONER WRIGHT: And you haven't worked with this

1 group, particularly focusing this on the Howard representative
2 on, you know, as Howard neighbors you would think they would have
3 been involved in issues related to Howard University in the past,
4 but you've never had them interact with the University in the
5 past?

6 MR. NEIC-WILLIAMS: No. To be frank, I have, we have
7 never heard of this group, just to be entirely transparent and
8 clear and I'm not certain if any of the community members that
9 may be on today have, but based on our email correspondence over
10 the weekend we had not heard from the community that they were
11 of any members nor was the name that was associated with this on
12 any of their rosters for the Civic Association or the ANC.

13 COMMISSIONER WRIGHT: Thank you. That's my only
14 question.

15 CHAIRPERSON HOOD: Thank you. Vice Chair Miller?

16 VICE CHAIRPERSON MILLER: Thank you, Mr. Chairman, and
17 thank you Leila Batties and John Oliver and Derrek Neic-Williams
18 for your work on this case and presentation today.

19 This is a map amendment case and it's, from our
20 perspective the Zoning Commission is largely a, predominantly a
21 comp plan consistency analysis and I think you and the Office of
22 Planning's testimony report, which we'll hear from OP shortly,
23 demonstrates that the proposed map amendment is much more
24 consistent with the future land use map designation of medium or
25 high density residential mixed with medium commercial and

1 institutional than the existing zones, and I appreciate the
2 comparison that you provided in your testimony between the
3 existing zoning and the proposed zoning.

4 You stated, remind me. The Council made a future land
5 use map designation change for this, specifically for these
6 parcels as stated in your testimony and OPs to the medium and
7 high-density residential mixed use category. Could you just
8 remind me what the previous -- they did that in 2021 I believe --
9 can you tell me what the previous, if you know, the previous land
10 use map designation? Was it lower or moderate residential I
11 assume?

12 MR. NEIC-WILLIAMS: It was strictly institutional in
13 fact.

14 VICE CHAIRPERSON MILLER: Strictly institutional?

15 MR. NEIC-WILLIAMS: And you can correct me, counselor,
16 but I'm pretty sure it was simply the blue designation with no
17 additional uses permitted.

18 VICE CHAIRPERSON MILLER: Right. So this will
19 facilitate, as well as the land use map designation and the
20 proposed zoning, will facilitate not only what you want to do in
21 terms of housing for the students, faculty, and staff currently,
22 but if you no longer need those in the future the proposed zoning
23 would facilitate both the market rate and affordable housing for
24 others in the future, if Howard doesn't need the property in the
25 future and Howard has taken certain properties out of its campus

1 plans in the past, but the current plan is to use it for student,
2 faculty and other staff.

3 And the policy map also, a Multi-Neighborhood Center
4 and mixed-use Main Street Corridor, the MU-9 and MU-10 zoning are
5 much more consistent with that than they are, was it the RA-2?

6 MS. BATTIES: RA-2 zones, RA-2 and PDR.

7 VICE CHAIRPERSON MILLER: Right. PDR which doesn't
8 allow any residential --

9 MS. BATTIES: Right.

10 VICE CHAIRPERSON MILLER: -- zone development in it.
11 So, I don't think I have any questions at this time, but I
12 appreciate all the work that's been done in the community outreach
13 and engagement that's been done with LeDroit Park and Howard
14 Community Advisory Council, so I thank you for that.

15 I'll turn it back to you, Mr. Chairman.

16 CHAIRPERSON HOOD: Thank you. Thank you, all my
17 colleagues.

18 I too was kind of surprised at the letter. Howard
19 University, as long as I've been around, has had a stellar rapport
20 and a stellar community, as a matter of fact I used to point to
21 other universities to look at Howard because we were having some
22 of those problems. I will tell you, and I mentioned this the
23 other day, my colleagues, remember I mentioned this the other day
24 at another hearing with another university how they had followed
25 that model and now there's always a lot of pleasantries when they

1 | come down. So, Howard University has always reached out.

2 | So, I'm more interested in this hearing. I don't have
3 | any questions for you, Mr. Neic-Williams and Ms. Batties, but I'm
4 | more interested in doing some discovery with this new group that
5 | I've never heard of in 25 years when it comes to Howard
6 | University. So, not putting them down, not saying they don't
7 | have any legitimate concerns, but I need to get more reference
8 | to the letter that was given to us about who they are, where they
9 | live. They said they're most impacted and I know you work with
10 | LeDroit Park and the ANC for support. We don't get a lot of nine
11 | to zero, I think it was nine to zero, you know, we don't get that
12 | a lot.

13 | So, I'm just curious of where, what fell through the
14 | cracks and how it fell through the cracks, if it fell through
15 | the cracks. But I'm talking now to the person who wrote the
16 | letter. I need to know as far as their reputation, they have,
17 | for me they have a 25 year reputation of being good neighbors
18 | and a good neighbor policy which I talked about, so it's going
19 | to be a heavy lift for me so I need you all to help me get the
20 | way you all are in this letter that you wrote. So anyway, I'm
21 | just letting you know that up front, but we will address your
22 | concerns accordingly.

23 | Any follow-up questions or comments? Okay. Well, I
24 | thank you both and let me see where I'm supposed to go from here.
25 | Give me one second. Ms. Ackerman, hold on. I don't know what

1 | happened to my agenda?

2 | MS. ACKERMAN: You have Maxine Brown-Roberts.
3 | (Indiscernible).

4 | CHAIRPERSON HOOD: Office of Planning. Let's go to
5 | the, let's see if, oh, that's right, this is a rulemaking. Okay.
6 | Ms. Brown-Roberts, if you can come up.

7 | Do we have any, first, do we have any other government
8 | agencies, Ms. Ackerman?

9 | MS. ACKERMAN: We have ANC 1C here (indiscernible).

10 | CHAIRPERSON HOOD: Government, government agencies.
11 | Those are the front line political, well not political, but our
12 | front-line hard workers. But, no, before them do we have, like,
13 | DDOT or any other government agencies?

14 | MS. ACKERMAN: I don't believe we have any other
15 | government agencies signed up, no.

16 | CHAIRPERSON HOOD: Okay. Let's go to Ms. Brown-Roberts
17 | and then we'll come back to our ANC Commissioners right after
18 | that. Ms. Brown-Roberts?

19 | MS. BROWN-ROBERTS: Good evening, Mr. Chairman, and
20 | members of the Zoning Commission. I'm not sure why my video
21 | isn't coming up, but my mike is, not sure about the video but
22 | I'll go ahead anyway. But, again, good evening, Mr. Chairman and
23 | members of the Commission. This is Maxine Brown-Roberts from the
24 | Office of Planning on Zoning Commission case 24-01. Next slide.

25 | As stated earlier, the proposed map amendment would

1 rezone the properties from the RA-2, PDR-2 and the PDR-3 zones
2 to the MU-9B and MU-10 zones. This map amendment is intended to
3 implement changes recommended by the comprehensive plan. The
4 FLUM designates the property for mixed use consisting of medium
5 and high-density residential, medium-density commercial and
6 institutional uses while the generalized policy map recommends
7 the area as a Main Street mixed-use corridor and Multi-
8 Neighborhood Center.

9 The level of intensity that is allowed by the existing
10 zoning along this corridor is not consistent with the density
11 envisioned by the FLUM. PDR-2 and PDR-3 zones do not support
12 the existing development and are now inconsistent with the
13 intensity of development envisioned by the campus plan. The MU-
14 10 zone is identified as a medium-density residential and medium-
15 density commercial zones and the MU-9 is a high-density
16 residential zone and recommends the RA and RA-5 zone but states
17 that other zones may apply. The MU-9 zone is appropriate in this
18 case as it permits high-density mixed-use development including
19 office and housing with a focus on employment and residential
20 use. The proposed zones are therefore not inconsistent with the
21 FLUM and GPM designations.

22 The proposed amendment will also implement many of the
23 mid-city planning area policies which are specific to the
24 redevelopment of these properties. The properties are also
25 within the area covered by the DUKE plan which provides guidance

1 for the development in this area, many of which have been
2 integrated into the comprehensive plan. The proposed zones would
3 also implement the development identified in the campus plan for
4 mix of uses to serve the University needs as well as to serve
5 the wider community and active pedestrian activities along
6 Georgia Avenue Main Street corridor.

7 Overall, when evaluated through racial equity lens, the
8 proposed map amendment is not inconsistent with the comprehensive
9 plan. Because the area is within the campus plan, they are exempt
10 from IZ as long as student housing are allowed on campus.
11 However, we have been made aware that some of the University's
12 properties may be extracted from the campus plan and have
13 recommended that those properties should then be subject to IZ
14 Plus.

15 In our hearing report we recommended that IZ Plus only
16 applied to the properties owned by the First Baptist Church and
17 the church's trustees and that extracted properties be subject
18 to IZ Plus. However, in further consultation with OZOD, were
19 advised that the Howard properties would have be to mapped for
20 IZ Plus at the map amendment stage and it could not be done at
21 the time of the request for extraction. Therefore, any future
22 extraction will already be mapped for IZ Plus and any future
23 development of properties within the campus boundary would remain
24 exempted from IZ Plus.

25 The University has outlined their community outreach

1 and has private agreements regarding future developments to
2 minimize the impact on new developments. The Office of Planning
3 therefore is modifying their recommendation to recommend approval
4 of the proposed map amendment and that the properties be subject
5 to IZ Plus.

6 Then, Mr. Chairman, you asked for us to address the
7 Ward 1 Alliance of the Howard Neighbors and I'll just go through
8 quickly some of the points I'd like to make in reference to the
9 letter. They requested that a comprehensive study of traffic was
10 not done. From past experiences, we know that DDOT will do
11 further, more comprehensive study when the Applicant comes in for
12 the building permits or, in this case, the time of further
13 processing for the Howard University projects.

14 Also concerning light and air and equality, again, we
15 don't have a project in front of us right now but both the Howard
16 and also the church has submitted an agreement which should
17 address some of these issues on the adjacent neighbor from LeDroit
18 Park.

19 Then regarding displacement, again, the University is
20 taking back -- with the development would be taking back a lot
21 of the students on site which opens up other properties for the
22 community to take care of, and so we don't envision that there
23 will be any displacement through this process.

24 Regarding our racial equity plan or discussion, again,
25 as outlined in our report we went by the zoning equity analysis

1 and that is fully discussed in our recommendation and in our
2 report.

3 Again, this is a map amendment so there's no project
4 to do some of the detailed analysis such as the transportation
5 which, again, can be done at further processing at the building
6 permit process. The zones that are proposed are consistent with
7 the FLUM and the GPA, the DUKE plan and the Mid-City Area Plan
8 which makes, all of these make specific recommendations for all
9 the development of these properties, of the Howard's properties,
10 and so the map amendment would facilitate these recommendations.

11 Again, thank you, Mr. Chairman, and I'm available for
12 questions.

13 CHAIRPERSON HOOD: Thank you, Ms. Brown-Roberts.

14 Very well done. I appreciate you putting that on the
15 record. One thing about this Commission, we have been consistent
16 of contested and rulemaking and you were very, you
17 (indiscernible) and I'm hoping that the Alliance will understand,
18 but I will explain it to them when they come up and try to help
19 them through this process. Let's see if we have any questions
20 or comments and, again, thank Ms. Brown-Roberts. Excellent
21 report and also excellent in addressing those issues that were
22 brought up.

23 Commissioner Stidham, any questions or comments on this
24 of the Office of Planning?

25 COMMISSIONER STIDHAM: No questions or comments, just

1 thank you for a very well-done report.

2 MS. BROWN-ROBERTS: Thanks.

3 CHAIRPERSON HOOD: Commissioner Wright, any questions
4 or comments?

5 COMMISSIONER WRIGHT: (Audio interference) report and I
6 do agree with the changed recommendation to include IZ Plus at
7 this time, so that would be pertaining to future developments if
8 they are housing that would be requiring IZ. So, I thank you
9 for that revised recommendation.

10 MS. BROWN-ROBERTS: You're welcome.

11 CHAIRPERSON HOOD: Okay. And Vice Chair Miller?

12 VICE CHAIRPERSON MILLER: Thank you, Mr. Chairman, and
13 thank you Maxine Brown-Roberts for your work on this case and the
14 presentation, and I too appreciate the revised recommendation
15 that we can go ahead and designate all of the properties with
16 the IZ Plus designation. And in case there is future non-
17 university use of the property, this is the map amendment process
18 where we do that IZ or IZ Plus designation or not and we would
19 not have an opportunity to do that later -- so we've been advised
20 that we wouldn't have an opportunity to do that later. So of
21 course, the University will remain exempt while the University
22 use remains on those properties, exempt from the IZ.

23 Let me just ask, I meant to ask this of the Applicant.
24 It's my understanding -- and the Applicant I think is still
25 available if they can answer better than, to this question, than

1 Ms. Brown-Roberts -- regarding indirect displacement which is one
2 of our racial equity tool analyses, that isn't anticipated and
3 it's my understanding that it's not anticipated because most of
4 the property is currently used by the University. There's not
5 others that will be displaced and it will continue to be used by
6 the University with housing now. Is that correct? Is most of
7 that, most of the parcels that are being mapped here, what are
8 the existing uses of most of the parcels?

9 MS. BATTIES: Yes, Commissioner Miller. Most of the
10 property is owned by Howard and used for university uses,
11 particularly along the Georgia Avenue corridor. So, they're
12 academic uses, retail uses, there's the hospital site, there's
13 ancillary office support, (indiscernible), office and uses that
14 are ancillary to the various University uses along the corridor,
15 retail, and then as you get closer to the Georgia Avenue -- I
16 don't know why I'm answering this question. Derrek can answer
17 it better than I can.

18 MR. NEIC-WILLIAMS: (Indiscernible).

19 MS. BATTIES: Georgia Avenue and Florida Avenue, it's
20 a little bit different. Those are more traditional retail and
21 uses. Go ahead, Derrek. Sorry.

22 MR. NEIC-WILLIAMS: Yes, absolutely. Yeah, from north
23 to south is primarily academic for instruction, for adult
24 education. As you march down the corridor there are some mixed
25 uses, as you get Berry Place at the bottom of the hill. We have

1 | some retail along Georgia Avenue for our students as well as the
2 | local residents. Further down there is student housing along the
3 | corridor as well as interdisciplinary research that we have going
4 | on, so actual labs and whatnot on the Georgia Avenue corridor.
5 | Further south is our healthcare enterprise. So effectively we
6 | have the College of Medicine, dentistry as well as our student
7 | health clinic and various other clinics leading up to the current
8 | University's hospital, medical office building and cancer
9 | research center. So that rounds it out with the exception of
10 | the recently acquired, the corner piece at the southern boundary
11 | there which is currently a two-story retail building.

12 | VICE CHAIRPERSON MILLER: Thank you very much for that
13 | response. I appreciate it. Thank you. I have no other questions
14 | of either the Applicant or the Office of Planning.

15 | Thank you, Mr. Chairman.

16 | CHAIRPERSON HOOD: Thank you. Thank you, again, Office
17 | of Planning. We appreciate your report, as always.

18 | All right. Ms. Ackerman, can we bring up the ANC
19 | Commissioner? I think it's 1B, 1A, one of them, 1F, 1E. If I
20 | say any more, I'm name all of them.

21 | VICE CHAIRPERSON MILLER: As they're bringing them up,
22 | both the ANCs, I just wanted to note which I think you may have
23 | already noted, Mr. Chairman, so I apologize if I'm repeating,
24 | that DDOT does have a report in the record at Exhibit 28, stating
25 | no objection to the application and has an analysis.

1 And I think the point to be made is, throughout this
2 presentation, is that if there is projects that come forward,
3 campus projects that we'll be further processing that would come
4 before, that might come before the Zoning Commission where
5 specific impacts can be noted.

6 I'm sorry to interrupt, Mr. Chairman.

7 CHAIRPERSON HOOD: No, no, that was good. I actually
8 had forgotten to mention the DDOT report because they didn't have
9 it, but they usually don't for rulemaking. But you're exactly
10 right, we do have a letter of support, and your other comment
11 was right as well. We appreciate that notifying what our process
12 is and there will be some of those things that are in the letter.
13 We don't take them lightly. Some of those things will be
14 addressed in another forum, but not in this particular setting
15 at this time.

16 All right. Now do have the Chair of ANC 1E and 1F?

17 MS. ACKERMAN: We only have (audio interference).

18 CHAIRPERSON HOOD: So, what I'm, let me, let me, Mr.
19 Handerhan? What I need you to do is go on mute for the moment.
20 There we go. Now, what were you saying, Ms. Ackerman?

21 MS. ACKERMAN: I was just saying that 1B01 is here but
22 1E, I don't have anybody signed up to testify. I did contact
23 them today, but I haven't heard back.

24 CHAIRPERSON HOOD: Okay.

25 MS. ACKERMAN: And, yeah, the DDOT report. We do have

1 a letter in the record but there's no one signed up for them.

2 CHAIRPERSON HOOD: Okay. All right.

3 Well, we're going to go to the Vice Chair of ANC 1B,
4 Commissioner Handerhan. Hopefully I've pronounced that
5 correctly.

6 ANC COMMISSIONER HANDERHAN: Yes, you did. Thank you
7 so much, Mr. Chairman.

8 So, I really appreciate the opportunity to address the
9 Commission today and I'm not going to read all of my prepared
10 remarks but do want to save a little bit of my time to talk
11 through a few of the things that you addressed here this evening.
12 But I do appreciate the front-line comments that you made earlier,
13 Chairman, and I'm going to reiterate a lot of what you've heard
14 this evening with my testimony.

15 So, my name is Larry Handerhan. I'm the Vice Chair of
16 ANC 1B and the Commissioner for 1B01 which covers LeDroit Park.
17 I'm here to testify in enthusiastic support of the map amendment
18 as proposed in case No. 24-01. A little bit of context which I
19 know has been addressed, but my single member district is
20 congruent with LeDroit Park. It abuts the southern border of the
21 site in question as well as about 20 percent of the eastern
22 border. It is the I would say least dense and certainly the only
23 RF-1 zone directly impacted for adjacent to the property and also
24 as a personal note, I'm an immediate neighbor. I live within
25 200 feet of the southern property line.

1 My support comes from three areas, the appropriateness
2 of the upzoning, the benefit of the upzoning and the
3 comprehensiveness of the public engagement. Just to briefly
4 touch on the obvious, you know, I do think this upzoning proposal
5 is consistent with the comp plan as well as the properties
6 designation in the FLUM. Increasing density in a transit-rich
7 mixed-use corridor like this is what we should all be doing.

8 Specifically to the benefits, I know we've talked about
9 this but very excited for this density to add much needed multi-
10 family housing including affordable housing. This is an area
11 that should be accessible to more Washingtonians than it is now.

12 We touched a little bit on some of the equity
13 inclusivity goals the District has. This density certainly
14 speaks to that. It also, I think, can play a really important
15 role in connecting the North Shaw and U Street corridor with the
16 Georgia Avenue corridor. All of this benefits me and my neighbors
17 as well as the City as a whole and it's easier to achieve through
18 higher density as opposed to medium density or lesser density
19 (indiscernible).

20 I don't want to belabor the public engagement work
21 that's been done because it's been covered really well here.
22 I'll just say that, again, a nine to zero support for this map
23 amendment is unprecedented in 1B since I have been a Commissioner
24 in my four years and that in my four years as a Commissioner I've
25 seen a number of projects on the U Street corridor that have

1 failed to adequately address public sentiment in the way that
2 Howard University, the Applicant, has been able to do here.

3 I really hope that this actually can serve as a model
4 for future development proposals, particularly when things are
5 being upzoned in this way. The MOA that was mentioned that's on
6 record, it's not perfect. There is, you know, there are neighbors
7 that don't love every piece of it, but it came out of
8 (indiscernible) engagement and definitely the chance for everyone
9 to have their voices heard and I think we are in a good spot for
10 the future development on the site.

11 Because it was addressed earlier I do want to maybe
12 offer one side bar for why you might get a letter like the one
13 from Ward One Alliance Howard Neighbors which, for the record,
14 I've never heard of that group or the individuals who submitted
15 it, and I'm happy to talk to them and I want them to come to ANC
16 1B and engage. I do think that the last, the engagement that
17 occurred around the FLUM changes was really under the radar for
18 my neighbors and myself. I don't, so I think that as we look
19 back on, you know, current changes that make a property consistent
20 with what happens during the FLUM vote, I think a lot of people
21 feel like that isn't an authentic expression of the community
22 engagement that should have happened back then. I personally
23 understand it and support the current decision, but I think that
24 that is a legitimate concern that folks had.

25 I also think that the letter, speaking of the letter

1 | from Ward One Alliance of Howard Neighbors, the contested case
2 | versus rulemaking distinction, a lot of the technical elements
3 | which I don't pretend to be an expert in, but the confusion that
4 | has happened to other sites like in 1617 U Street contributes to
5 | the lack of trust in the community for, you know, is this the
6 | plan, is this going to stay the plan? And so, I think you might
7 | get letters like this, you know, because of that broader context.
8 | I just think here personally with this project and this site it's
9 | a non-factor and shouldn't factor into this Board's vote this
10 | evening or whenever you decide this case.

11 | I do want to note. DDOT wasn't here to talk about
12 | their report. There's two pieces in there that were pretty
13 | concerning to me, and I believe the Applicant, although I do want
14 | to speak to them, regarding the curb cuts on Georgie Ave, closing
15 | the existing ones and preventing future ones as well as
16 | dissertation (phonetic) from DDOT that a loading trash, pick-up
17 | and vehicle parking would take place in alleys or internal
18 | streets. That would be incredibly problematic to the LeDroit
19 | Park community (indiscernible) the hospital, you know, as planned
20 | or a huge mixed development site without those curb cuts. So, I
21 | do, I've had a chance to speak to DDOT leadership who said that
22 | was kind of standard language and they'll kind of work with the
23 | Applicant in the design phase. But that was pretty alarming and
24 | I do think those reports should serve as communication to
25 | interested neighbors and when they see stuff like that, even if

1 | it's not, you know, totally relevant to the issue at hand I think
2 | it's legitimately concerning so I wanted to get on record to say
3 | that even though I don't think that should impact the conversation
4 | tonight.

5 | Then just, you know, point of kind of privilege in
6 | closing, there are a number of things the community has worked
7 | really closely with Howard on that we will continue when the
8 | actual post-zoning design phase starts. That is providing
9 | adequate mitigation regarding noise, light and traffic flow
10 | associated with the placement of a new emergency room adjacent
11 | to row houses, including my own, so I have certainly a vested
12 | interest but I think we can get to a good spot. The
13 | implementation of adequate transition zones between all of the
14 | density at the MU-9 and MU-10 level in the RF-1. Again, I think
15 | we can get there.

16 | And then as above with the DDOT comment, it is
17 | incredibly important to maintain primary access on Georgia Ave
18 | or what is planned at the site and I believe that DDOT will be a
19 | partner with us, but I think it's important to note that that is
20 | an assumption I'm making in my vote for support is that the
21 | dissertation people work to sort of in the design phase to address
22 | some of those issues.

23 | Thank you so much for your time and I'm happy to answer
24 | any questions.

25 | CHAIRPERSON HOOD: Great. Thank you, Vice Chair

1 | Handerhan. How long have you been an ANC Commissioner?

2 | ANC COMMISSIONER HANDERHAN: This is year four.

3 | CHAIRPERSON HOOD: Oh, okay. I will just tell you I
4 | appreciate all the work. I know 1B. We've been right there with
5 | 1B and the community in some other cases, as you just mentioned
6 | one. But we appreciate all the work that you all do and I want
7 | you to know that I appreciate your testimony and also inviting
8 | the other Howard neighbors to come today and see me, which I
9 | think is very important. I'm looking forward to having a
10 | discussion with them. And what I appreciate the most was your
11 | enthusiasm about the process. That came through loud and clear
12 | in your testimony and that's, I wanted to make sure I put that
13 | out there.

14 | So, thank you, and also you can tell Chair Harris and
15 | all the rest of them thanks for all of the, I know they had some
16 | rough cases. I've been involved with them, and we appreciate the
17 | outcome. While nobody I don't think was happy, not even the
18 | Commission, I think we did the best we could working together,
19 | and I said that at that hearing as well.

20 | All right. So let me hear from my colleagues if they
21 | have any questions or comments. Commissioner Stidham?

22 | COMMISSIONER STIDHAM: First, thank you for your time
23 | this evening, and I do not have any questions or comments, but
24 | just thank you.

25 | CHAIRPERSON HOOD: Okay. Commissioner Wright?

1 COMMISSIONER WRIGHT: I don't really have any
2 questions. I just would comment thank you for your very clear
3 and well thought out testimony and we look forward to working
4 with you in the future.

5 CHAIRPERSON HOOD: And Vice Chair Miller?

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

7 I would just echo the remarks of my colleague's
8 expressing appreciation to you Vice Chair Handerhan for your work
9 in the community and ANC 1B's work in the community and on this
10 case.

11 So, thank you. Thank you, Mr. Chairman.

12 CHAIRPERSON HOOD: All right. Again, we thank you very
13 much.

14 All right. Let's, Ms. Ackerman, do we have anyone --
15 we don't have another ANC, right? So do we have anyone who's
16 here in support, opposition or undeclared or the other party
17 letter I think --

18 MS. ACKERMAN: So, we have Matthew Fay from the LeDroit
19 Park Civic Association here in support.

20 CHAIRPERSON HOOD: Okay. Let's --

21 MS. ACKERMAN: We can bring him up now if you'd like.

22 CHAIRPERSON HOOD: Let's do that. Let's bring him up
23 now. Mr. Fay from LeDroit Park.

24 MR. FAY: Yes. Good evening, Chair Hood and
25 Commissioners. Can you hear me okay?

1 I think the first thing that Ms. Ackerman asked me to
2 do and I apologize in as far as we did submit a letter of support.
3 We got it in late. We would be very happy to have the opportunity
4 (audio interference) and have it on the record. So, I'll just
5 kind of make that comment and then I will share my testimony.

6 CHAIRPERSON HOOD: Ms. Ackerman, let's let them submit
7 that to the record for us. Let's submit that. Yes, let's get
8 that. All right, Mr. Fay. You may begin.

9 MR. FAY: Thank you very much.

10 My name is Matthew Fay. I live at 416 U Street. As I
11 look to my left, I am seeing the Howard University Hospital
12 building so I'm right here in the neighborhood. I'm here tonight
13 as the president of the LeDroit Park Civic Association, the LPCA,
14 and am speaking on their behalf.

15 You've already heard that the LPCA of LeDroit Park
16 which is also the historic LeDroit Park, is bordering the parcel
17 in question on the 2000 and the 2100 blocks of 5th Street,
18 Northwest, the 500 and 600 blocks of the U Street alley and the
19 18 and 1900 blocks of Bohrer Street, Northwest. There are dozens
20 of neighbors who are directly connected to the property in
21 question, hundreds that are within eyesight.

22 We want to also applaud and to thank Howard University
23 for their efforts to communicate and to work collaboratively with
24 our community. They began their outreach to us in the late
25 summer, early fall of 2023. I will confess that the neighborhood

1 was generally opposed to the upzoning and so we had a fair amount
2 of work to do. The concerns largely stem from the fact that the
3 LeDroit Park community is predominantly zoned RF-1. There are
4 few, if any, structures that are greater than the by-right height
5 of 35 feet and so having a new development that would be, you
6 know, by-right a development up to 90 feet had a lot of people
7 very, very concerned. We appreciate Derrek's leadership, Leila's
8 partnership, as we convened the group several times over the
9 course of February into the spring of 2024, again, over the summer
10 of 2024 and then into the fall.

11 Our process on the LPCA side was to create a task force,
12 a working group that would be able to meet and spend a fair amount
13 of time investing in research and understanding the zoning rules
14 to frame up an agreement with both Howard University and with the
15 Florida Avenue Baptist Church. That group met for many, many
16 hours and consisted of a large number of neighbors who live
17 directly adjacent to the property in question. We also had a
18 number of neighbors who were from across the neighborhood, and
19 we did a lot of work to actively solicit participation in this
20 committee and task force. We gave regular updates to the LPCA
21 at our public meetings and there was a lot of discussion amongst
22 the community at these public meetings on the terms and the
23 framework of the agreement.

24 The last meeting in which the LPCA unanimously agreed
25 to support the memorandum of agreement that had been worked

1 through with Howard University lasted a full three hours. I have
2 never seen an LPCA meeting, not only that lasted three hours but
3 also lost no members over the course of those three hours. This
4 is a big deal project to the community and there was a tremendous
5 amount of input, engagement and discussion around the terms that
6 we had agreed to. I will not elaborate them here. They are in
7 the record, both in the MOAs and in the declarations. We
8 appreciate what Howard has done, and we also appreciate their
9 continued desire to work with us as we desire to continue to work
10 with them.

11 I will reiterate Commissioner Handerhan's concern which
12 I also, and the community also, shares which is DDOT's position
13 on the creation of new curb cuts and the elimination of existing
14 curb cuts on Georgia Avenue as we think about, mind you, without
15 the expertise that all of you possess, the future land use map.
16 The idea of having high density next to a major arterial seems
17 to create harmony between the transportation infrastructure and
18 the zoning plan. Disconnecting that higher density zoning from
19 the major arterial seems to create some conflict and would have
20 an adverse impact on the LeDroit Park community which is serviced
21 by relatively low volume and narrow streets, and so we will
22 continue to work with Howard and their proposal going forward.
23 We know that the Zoning Commission does not make decisions on
24 curb cuts, but we will continue to work with Howard as they
25 develop their plans and work with OP and DDOT to champion

1 continued access from the parcel to Georgia Avenue directly.

2 I thank you for your time. We fully support and
3 wholeheartedly support this upzoning and appreciate the
4 partnership that Howard and team have shown to us.

5 CHAIRPERSON HOOD: Thank you, President Fay, and I
6 appreciate in your testimony that you mentioned to the public the
7 Zoning Commission does not make decisions on curb cuts. So I
8 appreciate you bringing that, all that went all well together.
9 (Indiscernible) jive very well, so thank you. We appreciate it,
10 appreciate your testimony.

11 Let's see if we have any questions of you. Commissioner
12 Stidham?

13 COMMISSIONER STIDHAM: I wholeheartedly echo that
14 thanks from Chairman Hood about curb cuts. Always appreciated,
15 but no questions. Just thank you for your testimony.

16 CHAIRPERSON HOOD: Commissioner Wright?

17 COMMISSIONER WRIGHT: No questions, although I think
18 your testimony definitely makes it clear how intensive and
19 complete the outreach was and the discussions with the community
20 and the negotiations that went into this conversation. So, I
21 really appreciate you providing some details on that.

22 Thank you.

23 CHAIRPERSON HOOD: Okay. And Vice Chair Miller?

24 VICE CHAIRPERSON MILLER: Thank you, Mr. Chairman, and
25 thank you Matthew Fay for the LeDroit Park Civic Association's

1 work in the community and three-hour hearing on, three hour
2 discussion that you -- welcome to our world, and all of the work
3 that you do in the community. We appreciate it.

4 Thank you.

5 CHAIRPERSON HOOD: Again, I do thank you, President
6 Fay, and we appreciate all the work you all do and I know you,
7 obviously you all are going to stay engaged and it's going to be
8 a win-win working with the community and Howard. So, thank you
9 very much.

10 All right. Ms. Ackerman, let's bring up, do we have
11 anybody else, any other organizations first? If not, let's bring
12 up -- well, I'm trying to get to the Howard Neighbors but who,
13 yeah, let's just bring them up.

14 MS. ACKERMAN: We have one more individual here named
15 Paulette Matthews. She's been trying to get on and she just got
16 on. She's an opponent.

17 CHAIRPERSON HOOD: Okay.

18 MS. ACKERMAN: (Indiscernible) next to last one.

19 CHAIRPERSON HOOD: Now, what about the Alliance of
20 Howard Neighbors?

21 MS. ACKERMAN: I don't have anybody else signed up.

22 CHAIRPERSON HOOD: Well, maybe, okay, okay, okay. I
23 thought they were on. Okay. Let's bring up Ms., who is it?

24 MS. ACKERMAN: Paulette Matthews.

25 CHAIRPERSON HOOD: Let's bring up Ms. Matthews.

1 MS. MATTHEWS: Hello, hello, how are you doing? Can
2 you all hear me?

3 CHAIRPERSON HOOD: Yes, we can, Ms. Matthews.

4 MS. MATTHEWS: Okay. I'm trying to get away from my
5 dogs before they start barking. So, my name is Paulette Matthews
6 and I'm a former member -- how you all doing everybody first of
7 all, and how you doing, Mr. Hood?

8 CHAIRPERSON HOOD: We're doing fine.

9 MS. MATTHEWS: I was a former resident of Barry Farms.
10 I was also the vice president of Barry Farms Tenants and Allies
11 Association.

12 Due to the redevelopment, I am now in LeDroit Park. I
13 just became the president for Keller Miller. It'll be official
14 soon. But my concern is everything that goes on and the lack of
15 communication. I was actually given this information today and
16 so I'm thankful to be able to speak. A lot of things are going
17 on in the City and I get that, and I understand it. But sometimes
18 we just do things just because it's written and not because it's
19 right. I have to get some breath a little bit because I was
20 walking up my steps to get away from my dogs.

21 You know, D.C. is D.C., Mr. Hood, and you should know
22 that and all these skyscrapers, like, buildings and all of that,
23 like, we got to think about the sun and all of that and then
24 first and foremost, you don't consider the people that it's going
25 to impact. We have not heard nothing over here about what's'

1 going on, how it's going, what has been taking place, and I heard
2 someone say from LeDroit Park Civic Association. I don't that
3 there's many updates on their website since 2020.

4 Covid has done a lot of things. People have not been
5 able to be in the rooms. We do this web thing and this, that
6 and the third (phonetic) and the most important part is knowledge
7 is power, and if you know better you'll do better, and if you
8 have a clue you might can help yourself but if you don't know
9 nothing and none of the information is getting out to the people
10 that it will affect the most, then what can they do.

11 At the last-minute people will come in and say well,
12 blah, blah, blah, dah, dah, dah, and you have to make quick
13 decisions. You shouldn't have to make quick decisions about your
14 life and your livelihood and we know that this has been from the
15 beginning, half of this before we were born and here we're getting
16 ready to go into 2025 still kind of sort of making the same
17 mistakes and people are saying it's all good when it's not because
18 a lot of people will be impacted and be impacted to the point
19 where it's they have no clue of what's going on.

20 And we have all of these different forums outreaching,
21 all of that, knocking on doors, going into the churches and
22 letting people know and that's not happening. It's a lot of
23 people are not even aware right now at this minute that this
24 conversation is taking place at all, and that's a sad thing
25 because everybody is involved, and the domino effect is real.

1 | When some people think that, you know, we're doing this for the
2 | better and it's not necessarily so, but everybody will be impacted
3 | and you have to think about those that it's going to impact the
4 | most and for me, it will, it truly will.

5 | Like I said, I just left from Barry Farms. I just left
6 | from the redevelopment, the nightmare, all of that, like all of
7 | that and here I am in LeDroit Park, and they've given hip, hip,
8 | hurray for the senior building being put up. No, it's a slap in
9 | the face. They're giving kudos for the historical buildings. We
10 | didn't want buildings, but you take what you can get. It should
11 | have been the whole community.

12 | They came through there with bulldozers and here they
13 | are putting it up one by one. A lot of people are not going to
14 | make it. The data has already shown, it's already been known.
15 | People are dying daily and, me, I've got to try and I'm trying
16 | and I'm going to make this my home and, in a sense, because who
17 | knows when they're going to get the townhouses in Barry Farms.
18 | Who knows? It could be ten years from now.

19 | I'll be 66 in February. I don't like what I see. I
20 | don't understand why other people don't see it and why these
21 | policies and procedures are put into place that keeps us in this
22 | little merry-go-round of displacing people and making people
23 | homeless and trying to persuade people that this is the best
24 | thing that they're doing. Sunlight is a valuable access, and all
25 | these tall buildings will be blocking sunlight and all of that

1 and so much more. But because I'm just finding out this is,
2 right here, is from the heart and what I see but I have not had
3 time to do research and I don't think that you all have either,
4 but I know for certain and for sure that there has not been any
5 meetings or anything over here where I live at in LeDroit, but I
6 see Howard University too each and every day. I see the students
7 and all of that each and every day, but at the same time, whole
8 time there has not been anything and being as though I'm the
9 president now I'm welcoming anybody to come over to Keller Miller
10 to be able to talk to the residents and to be able to have an
11 insight of what's going on, hopefully if it's not too late because
12 a lot of bills and things are getting passed and at the end of
13 the day we have to just follow what's happening, and that's not
14 fair.

15 I'm done, and everybody happy holidays and happy New
16 Year.

17 CHAIRPERSON HOOD: Okay. Thank you, Ms. Matthews.
18 Appreciate your testimony. Don't go anywhere. Ms. Brown-
19 Roberts, could you come back? Can we bring Ms. Brown, Ms.
20 Matthews, please don't go anywhere because I --

21 MS. MATTHEWS: I'm not going anywhere.

22 CHAIRPERSON HOOD: Okay. Thank you.

23 MS. MATTHEWS: Not at all.

24 CHAIRPERSON HOOD: Ms. Brown-Roberts --

25 MS. MATTHEWS: I moved to LeDroit Park, that's enough.

1 CHAIRPERSON HOOD: No, no. Don't go anywhere here
2 (indiscernible).

3 MS. MATTHEWS: I'm not going anywhere.

4 CHAIRPERSON HOOD: Okay. Ms. Brown-Roberts, can we
5 bring Ms. Brown-Roberts back up?

6 MS. MATTHEWS: Please put me on mute because I have to
7 go back down here by my dogs, or I can do it.

8 CHAIRPERSON HOOD: Yeah, you can do it. I think it's
9 star six. Ms. Brown-Roberts?

10 MS. BROWN-ROBERTS: Yes, Mr. Chairman. I'm back.

11 CHAIRPERSON HOOD: When is the comprehensive plan, I
12 know that you had started the comprehensive, but when is that
13 going to start and the communities start getting involved with
14 how things are shaped in the city? When is that process going
15 to start?

16 MS. BROWN-ROBERTS: We have started already but let me
17 see if Jennifer is here. She may be able to give you some more
18 details on that.

19 CHAIRPERSON HOOD: I want Ms. Matthews, so Ms. Matthews
20 can get on the front end of things and help with some of those
21 discussions. I want to find out when she can start going to some
22 of those meetings and have some of those discussions on the front
23 end as opposed to coming in on the back end.

24 MS. STEINGASSER: Chairman Hood, this is Jennifer
25 Steingasser with the Office of Planning.

1 CHAIRPERSON HOOD: Yes.

2 MS. STEINGASSER: The comprehensive plan community
3 outreach will be starting this spring.

4 CHAIRPERSON HOOD: Okay.

5 MS. STEINGASSER: So, we're gearing up right now
6 internally and then we'll be going public this spring and we'll
7 start with the community outreach then.

8 CHAIRPERSON HOOD: So, Ms. Matthews should reach out
9 to who and about what time should she check in with the Office
10 of Planning?

11 MS. STEINGASSER: She should check in with the Office
12 of Planning, she can reach out to me or Maxine, we'll get her to
13 the right staff. It's the Neighborhood Comprehensive Planning
14 Division and they'll give her the schedule of when and how they're
15 doing their community engagement.

16 CHAIRPERSON HOOD: And she will have her input on the
17 very beginning as opposed to --

18 MS. STEINGASSER: Very beginning.

19 CHAIRPERSON HOOD: Okay. Thank you both. Thank you,
20 Ms. Steingasser and Ms. Brown-Roberts.

21 Ms. Matthews, did you hear that? Ms. Matthews?

22 MS. MATTHEWS: Yes, sir, yes. I was just trying to
23 unmute myself.

24 CHAIRPERSON HOOD: Okay.

25 MS. MATTHEWS: Yes, sir, I did hear that and I'm quite

1 | sure I will be notified, and I just need the information because
2 | I'm also with ONE DC and Empower DC with Parisa and them so, you
3 | know, we'll be going through the comprehensive plan and stuff
4 | like that.

5 | But I just want it to be known that as it stands right
6 | now, we've heard nothing and see most of these plans are already
7 | in design and in effect, it's just the thing of letting us know,
8 | yeah, know ahead of time, and so I'm thankful to be brought to
9 | the forefront of this situation to be able to know and I'm also,
10 | we're going to announce it and be able to come out to the center
11 | and speak to people as well because I plan on asking ONE DC and
12 | Empower DC to come and help us because a lot of the language,
13 | y'all are used to it, we're not. Some people need things broken
14 | down to its simplest form and so I just want to be on top of the
15 | ballgame before it happens, and I appreciate you doing what you
16 | did and being able to connect with them and start off this thing
17 | fresh and try to make things happen, because if you know better,
18 | you do better.

19 | CHAIRPERSON HOOD: Okay. Thank you very much, and I'm
20 | going to follow up personally with Parisa as well and make sure
21 | that you all are engaged at that point.

22 | So, thank you very much. I really appreciate it.

23 | MS. MATTHEWS: Yes. And my number could be given to
24 | them, please, and thank you.

25 | CHAIRPERSON HOOD: But I want us to do our part, but I

1 | got you. We got you, trust me, we got you.

2 | MS. MATTHEWS: Okay. I appreciate that and I'm going
3 | to stay on the call just to figure out what's going on to the
4 | end.

5 | CHAIRPERSON HOOD: Okay. Well, I'm hoping we're about
6 | at the end. Let me see.

7 | MS. MATTHEWS: Okay. That sounds good. Then I can
8 | live here with my dogs.

9 | CHAIRPERSON HOOD: Okay. Well, good luck with that.
10 | Okay. Thank you.

11 | MS. MATTHEWS: Okay. All right.

12 | CHAIRPERSON HOOD: Ms. Ackerman? Did anybody have any
13 | questions of Ms. Matthews? Did I do that? Okay. Nobody, okay.
14 | Ms. Ackerman, do we have anybody else?

15 | MS. ACKERMAN: No.

16 | CHAIRPERSON HOOD: Okay. Ms. Ackerman, could you all
17 | make a note for me to remind me to call Empower DC to make sure
18 | that Ms. Matthews gets engaged? I'm going to help her get
19 | engaged, help her get engaged at the very beginning of stuff as
20 | opposed to the Zoning Commission. So, make a note to tell Sharon
21 | to remind me to do that, please.

22 | MS. ACKERMAN: Yes, I will.

23 | CHAIRPERSON HOOD: Thank you. You all are a great
24 | staff. You all really help me out.

25 | So, we don't have anything else. Ms. Batties and Mr.

1 Neic-Williams, we don't do, you don't have a rebuttal in a
2 rulemaking but if you have -- you know what? I'm doing to do
3 that. Ms. Batties, do you have a closing statement or something
4 you want? You know, you don't really get a closing statement
5 but go ahead, just give me something.

6 MS. BATTIES: Well, I do want to just note to Ms.
7 Matthews's comments.

8 I want to reiterate that there's no displacement that
9 will take place as a result of this rezoning Howard University
10 and its University uses are the majority of the property, the
11 church intrudes on a portion of the property that fronts Florida
12 Avenue and Bohrer Street and to minimize impacts around light and
13 air. We had entered into a memorandum of agreement with LeDroit
14 Park and have signed a declaration of restrictions to restrict
15 height and density on the areas immediately abutting the Howard
16 Hospital site.

17 On behalf of Howard, I'd like to also thank
18 Commissioner Handerhan and Matthew Fay for their work and
19 partnership throughout this process and for testifying this
20 evening. And then finally I'll just note that I think the
21 testimony tonight, the documents on record demonstrate that the
22 proposed rezoning are not inconsistent with the comprehensive
23 plan, particularly in the context of the Zoning Commission's
24 racial equity tool and we respectfully request that the Zoning
25 Commission take proposed action in favor of the petition.

1 Thank you.

2 CHAIRPERSON HOOD: Okay. Thank you, Ms. Batties and
3 Mr. Neic-Williams. We appreciate it.

4 Let's see. Let me, I'm going to see what my colleagues
5 want to do. Let me talk to, let me go to Commissioner Wright
6 first.

7 COMMISSIONER WRIGHT: Thank you.

8 You know, I know that there is an ongoing discussion
9 about people who feel like they either weren't involved in the
10 2021 comp plan process or don't like the outcome of the 2021 comp
11 plan process. But that comp plan was voted on. We're, as the
12 Zoning Commission, trying to implement that comp plan. There
13 will be additional updates and what was being discussed is that
14 there's another process starting right now to update the comp
15 plan, and so there is another opportunity for residents who have
16 concerns to get involved early on in the process.

17 But what we have that we're working with is a comp plan
18 that was approved by the Council. There was a, you know, follow-
19 up, you know, land use map that was created. There is clear
20 direction. In this particular case I think the direction is
21 really good. It is not replacing any existing residences so it
22 should not displace any existing residents. It does take land
23 that perhaps is a little under-utilized and it gives it the
24 opportunity to be a place for Howard University to expand and to
25 build student housing and to build other buildings for the

1 University.

2 The University is a tremendous asset, not only to the
3 immediate neighborhood but to the entire city and universities
4 cannot exist if they don't have some breathing space to expand.
5 So rather than pushing towards the neighborhood, they're really
6 trying to expand along the corridor, along Georgia Avenue, and
7 that is good planning. That is where more buildings should be,
8 along the transit-rich corridor, not other parts of the campus
9 that are closer to the resident, to the single-family residents.

10 So all in all, I think this is a very good map amendment
11 and I think it's consistent with the comp plan, and I think it
12 is consistent with the land use map and I appreciate that the
13 University and its representatives, as well as their attorneys,
14 have worked hard to try to work out any potential areas of
15 disagreement with the community and they have generally, I think,
16 done a great job of that and accomplished it.

17 You know, I think that this is, to me, a pretty
18 straightforward case and I, bottom line, I'm in support of the
19 map amendment.

20 Thank you.

21 CHAIRPERSON HOOD: Thank you, Commissioner Wright.
22 Vice Chair Miller?

23 VICE CHAIRPERSON MILLER: Thank you, Mr. Chairman, and
24 thank you, Commissioner Wright, for that statement.

25 I don't really have to say much more than I agree with

1 | you, with all of your remarks and particularly the comment that
2 | this is consistent with comprehensive plan policies, and that
3 | comprehensive plan process, it's not our process I just want to
4 | emphasize to the public. That's the Mayor, Office of Planning
5 | and Council process. Our process is here, at this stage, is to
6 | evaluate the map amendment in light of the policies that have
7 | been enacted by the Council and the Mayor and the comprehensive
8 | plan, both the land use map and the generalized policy map and
9 | the policies as supplemented by the various small area plans and
10 | I think it's been demonstrated that this map amendment supports
11 | all of those policies.

12 | So, I also am prepared to move forward today with our
13 | first proposal. Thank you.

14 | CHAIRPERSON HOOD: Thank you. And Commissioner
15 | Stidham?

16 | COMMISSIONER STIDHAM: I think the others have covered
17 | it in great detail so I don't have anything to add, but I would
18 | say that I'm prepared to support as well.

19 | CHAIRPERSON HOOD: I will be in support of this, but I
20 | was thinking about what you said, Vice Chair Miller, about our
21 | process and when it was being mentioned about that I was thinking
22 | we don't have control over that, that was the chairman of the
23 | Council, and the Council. But anyway, I was thinking that, but
24 | I just didn't say it. So just in case the chairman is watching
25 | this, but anyway. It would be nice if he is watching us.

1 Anyway, so somebody like to make a motion?

2 VICE CHAIRPERSON MILLER: I'd be happy to make a motion,
3 Mr. Chairman, if that's okay with my colleagues.

4 I would move that the Zoning Commission take proposed
5 action on Zoning Commission case 24-01 to rezone certain
6 properties in the RA-2, PDR-2 and PDR-3 zones on the Howard
7 University campus fronting on Georgia Avenue to the MU-9B and MU-
8 10 zones with an IZ Plus designation for that map amendment and
9 ask for a second.

10 COMMISSIONER STIDHAM: Second.

11 CHAIRPERSON HOOD: Okay. It's been moved and properly
12 seconded. Any further discussion? Not hearing any, Ms. Ackerman,
13 could you do a roll call vote, please?

14 MS. ACKERMAN: Commissioner Miller?

15 VICE CHAIRPERSON MILLER: Yes.

16 MS. ACKERMAN: Commissioner Stidham?

17 COMMISSIONER STIDHAM: Yes.

18 MS. ACKERMAN: Commissioner Hood?

19 CHAIRPERSON HOOD: Yes.

20 MS. ACKERMAN: Commissioner Wright?

21 COMMISSIONER WRIGHT: Yes.

22 MS. ACKERMAN: The hearing has been approved for
23 proposed action four to zero to one. Commissioner Imamura not
24 participating, not voting.

25 CHAIRPERSON HOOD: Ms. Ackerman, do we have anything

1 else before us tonight?

2 MS. ACKERMAN: No, we do not.

3 CHAIRPERSON HOOD: Okay. I want to thank, again, Ms.
4 Batties and Mr. Neic-Williams and the Howard University, and also
5 the ANCs, the LeDroit Civic Association. LeDroit Civic
6 Association, I think civic association or citizens, but I want
7 to thank you too. I don't have your letter yet. You can submit
8 that. And I want to thank everyone, all the work that's been
9 done, and Ms. Paulette Matthews as well and Office of Planning.
10 See when you start naming people, I thank everybody.

11 All right. So, with that the Zoning Commission will
12 meet again on December the 19th. I think that's our last meeting
13 before the holidays, so I wish everyone here tonight a happy
14 holiday, but on the 19th we'll meet on these same platforms.

15 So, with that, I want to thank everyone for their
16 participation tonight and with that this hearing is adjourned.
17 Good night, everyone. See you on the 19th at 4 p.m.

18 (Whereupon, at 5:32 p.m., the above-entitled hearing
19 was adjourned.)

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

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This is to certify that the foregoing transcript

In the matter of: Public Hearing

Before: DCZC

Date: 12-16-24

Place: Webex videoconference

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Susannah Gearing

SUZY GEARING