

GOVERNMENT OF
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

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REGULAR PUBLIC HEARING
CASE NO. 24-06

+ + + + +

MONDAY

JANUARY 13, 2025

+ + + + +

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

ZONING COMMISSION MEMBERS PRESENT:

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

OFFICE OF ZONING STAFF PRESENT:

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

OFFICE OF ZONING LEGAL DIVISION STAFF PRESENT:

HILLARY LOVICK, ESQUIRE

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OFFICE OF PLANNING STAFF PRESENT:

MAXINE BROWN-ROBERTS
JENNIFER STEINGASSER
JOEL LAWSON

ALSO PRESENT:

CARY R. KADLECEK, ESQ., Director, Goulston & Storrs, PC
SHANE L. DETTMAN, Urban Planner, Goulston & Storrs, PC
OUSSAMA SOUADI, Partner, Gragg Cardona Souadi

The transcript constitutes the minutes from the
Regular Public Hearing held on January 13, 2025.

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

Case No. 24-06
Fletcher-Johnson Community Partners, LLC

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

(4:00 p.m.)

CHAIRPERSON HOOD: Good afternoon, ladies and gentlemen. First, let me wish everyone a Happy New Year, and I hope you got off to a great start for this 2025, and it's good to see everyone, and looking forward to continuing doing the city's and the citizens of the District of Columbia's work.

We are convening and broadcasting this public hearing by videoconferencing. My name is Anthony Hood. Joining me this evening are -- well, this afternoon are Vice Chair Miller, Commissioner Wright, Commissioner Stidham, and Commissioner Imamura. Also, welcome back, Commissioner Imamura. We're also joined by the Office of Zoning staff, Ms. Sharon Schellin, who's our secretary, and I believe we have the Office of Zoning Legal Division, Ms. Hillary Lovick. I will ask all others to introduce themselves at the appropriate time.

Copies of today's virtual public hearing notice are available on 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 of it 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 or testify will be unmuted at the appropriate time.

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1 Please state your name and home address before
2 providing oral testimony or on your presentation. Oral
3 presentations should be limited to a summary of your most
4 important points. When you are finished speaking, please mute
5 your audio so that your microphone is no longer picking up sound
6 or background noise. If you experience difficulty accessing
7 Webex or with your telephone call-in, then please call our OZ
8 Hotline number at 202-727-0789 to sign up or to receive Webex
9 log-in or call-in instructions.

10 All persons planning to testify either in favor,
11 opposition, or undeclared must sign up in advance and will be
12 called by name. At the time of sign-up, all participants will
13 complete the oath or affirmation required by Subtitle Z-408.7.
14 If you wish to file written testimony or additional supporting
15 documents during the hearing, then please be prepared to
16 discuss -- to describe and discuss it at the time you provide
17 testimony.

18 The subject of this evening's hearing is District of
19 Columbia and Fletcher-Johnson Community Partners, LLC, Zoning Map
20 Amendment at Square 5344, Lot 802. Again, today's date is January
21 13th, 2025. The hearing will be conducted in accordance with the
22 provisions of 11 DCMR Chapter 4, as follows: preliminary matters;
23 the applicant's case, the Petitioner, which has up to 60
24 minutes -- I don't believe they need 60 minutes, especially with
25 what I see in the record -- a report of the Office of the Planning

1 and Department of Transportation; report of other government
2 agencies, but that's going to be done in reverse; report of the
3 ANC; testimony of organizations and individuals. Each have --
4 organizations have five minutes and individuals have three
5 minutes, respectively. We'll hear in the order from those who
6 are in support, opposition, or undeclared. And then we'll have
7 rebuttal and closing by the applicant. While the Commission
8 reserves the right to change the time limits for presentations,
9 if necessary, it intends to adhere to the time limits as strictly
10 as possible and notes that no time shall be ceded. At this time,
11 the Commission will consider any preliminary matters. Does the
12 staff have any preliminary matters?

13 MS. SCHELLIN: Just very briefly. So the applicant
14 will take 15 minutes or less for their presentation this evening.
15 ANC 7E at Exhibit 15A included a Community Benefits Agreement,
16 which, at the end of that, they state that they approve the --
17 it includes the Zoning Commission map amendment process, so
18 they're in support; Exhibit 21, OP is in support; Exhibit 22, the
19 DDOT report in support. And so this is ready for the Commission
20 to proceed. As of right now there are no witnesses in any
21 category to testify, but I will monitor that. Thank you.

22 CHAIRPERSON HOOD: Okay. Thank you, Ms. Schellin.
23 Let's see if we can bring everyone up. And, again, I want to
24 wish my colleagues a Happy New Year and looking forward to
25 continuing our work. Mr. Kadlecek, whenever you're ready,

1 introduce yourself and you may begin.

2 MR. KADLECEK: Good afternoon, Commissioner. Sorry
3 about that. I was having trouble with my camera. Also with me
4 is Shane Dettman, who we proffered as an expert in land use
5 planning, so I'll just go ahead. I don't see one person from
6 our team on, Oussama Souadi. Is he here?

7 (No response.)

8 MR. KADLECEK: Okay. Well, I'll go ahead and start.

9 CHAIRPERSON HOOD: I actually see -- Mr. Kadlecek, I
10 see him --

11 MR. KADLECEK: Oh, I see him now.

12 CHAIRPERSON HOOD: You see him now. Okay.

13 MR. KADLECEK: Thanks. Good afternoon, Commissioners.
14 Again, for the record, I'm Cary Kadlecek of Goulston and Storrs,
15 land use counsel on behalf of the applicant. The proposed Zoning
16 Map Amendment to the 8 -- to the MU-8B Zone concerns the nearly
17 16-acre property that is the site of the former Fletcher-Johnson
18 School and athletic fields in the Marshall Heights neighborhood
19 of Ward 7. The school closed in 2008, and the property has been
20 vacant since 2011. The District disposed of the property through
21 a competitive RFP process in 2019 and awarded the redevelopment
22 rights to Fletcher-Johnson Community Partners, which is the co-
23 applicant in this case, in 2020.

24 After an extensive multi-year community engagement
25 process involving ANC 7E and other community stakeholders, the

1 applicant devised a redevelopment concept plan to create a new
2 mixed-use, mixed-income community. The redevelopment plan is not
3 possible under the site's current RA-1 Zone, and the current zone
4 is inconsistent with the site's mixed-use, medium-density
5 residential, medium-density commercial, and Local Public
6 Facilities designation on the Future Land Use Map, and with the
7 Neighborhood Commercial Center designation on the Generalized
8 Policy Map. Accordingly, in order to effectuate the envisioned
9 redevelopment plan, a zoning map amendment, as proposed, to the
10 MU-8B Zone as a first step is necessary.

11 As described in our written submission and as Mr.
12 Dettman will further explain, the proposed map amendment is not
13 inconsistent with the Future Land Use Map, the Generalized Policy
14 Map, and numerous policies and objectives of the Comprehensive
15 Plan. Before we continue with our two witnesses, I note that we
16 have the support of the Office of Planning and DDOT. I also note
17 that ANC 7E submitted a report in support, as Ms. Schellin noted.
18 We realize that that report includes a Community Benefits
19 Agreement that the applicant entered into with the ANC. While
20 that private agreement is not relevant to this map amendment
21 application, it is what the ANC chose to submit to reflect their
22 support of this application. So, with that, Mr. Young, if you
23 could please bring up our presentation.

24 (PowerPoint presentation shared on screen.)

25 MR. KADLECEK: Thanks. Next slide please. So I'll

1 | just orient you really quickly to the site. This is an overhead
2 | view of the site located in, as mentioned, the Marshall Heights
3 | neighborhood of Ward 7. It's a large site bounded by Benning
4 | Road, Saint Louis Street, C Street, and then some low-rise
5 | apartment buildings to the south.

6 | Next slide please. These are just some photos of the
7 | site perimeter. As you can see, there's actually a pretty
8 | significant grade up from the street to the top of the site.

9 | Next slide please. And then just an overview of the
10 | zoning text. As you can see, it's currently zoned RA-1. There's
11 | a mix of R-3, R-2, some MU-4, and various other zones surrounding
12 | the site. Across the Benning Road to the west is the Woodlawn
13 | Cemetery, as well as the LEAP Academy School is just to the
14 | southwest of the site. With that, I will turn it over to Mr.
15 | Oussama Souadi, who's a representative of the development team.

16 | MR. SOUADI: Good afternoon, Commissioners. Happy New
17 | Year to all. Thanks for having us. Thank you, Cary. I think
18 | that was an excellent overview. I'll just give you a quick
19 | background. You know, he's covered the zoning specifics. I'll
20 | just walk you through kind of the two key areas that we've focused
21 | on as the selected master developer by DMPED and the co-applicant
22 | on this case. Those two areas are community engagement and,
23 | obviously, the equity analysis that has been guiding this
24 | project.

25 | If you go to the next slide, I won't walk you through

1 | this whole thing. It will be part of the record, you guys can
2 | review it, but what I would want to highlight is we've conducted
3 | an extensive community engagement process through -- from the
4 | beginning all the way through with intentionality, even before
5 | the selection process came on. As you may see in the record,
6 | DMPED did a great job using the RFP process to conduct workshops,
7 | site visits, and engagement sessions, so we used that repository
8 | of information to develop our response to the RFP initially in
9 | 2020, if you recall what that was. That was year one of the
10 | pandemic, if you all remember. So we -- you know, we've
11 | anticipated those -- or we leveraged that information for the
12 | benefit of our response.

13 | Following our selection, we deepened the commitment to
14 | community engagement and we've hosted over 60 meetings, including
15 | neighborhood discussions, ANC public meetings, task force
16 | gatherings, community cookouts, cleanups. I mean, it's been of
17 | every variety, not to mention what you see on the graphics. Those
18 | are the official public meetings or presentations that we have
19 | made. Most recently, last year, we did present before the
20 | Marshall Heights Civic Association and their public that attended
21 | their meeting, as well as our most recent meeting with ANC 7E.
22 | The engagements -- you know, they allowed us to listen to the
23 | community and continue to refine our vision and priorities. Some
24 | of those include, obviously, the variety of housing options and
25 | diversity around income, ages, family sizes, establishing

1 critical resources -- what we've held -- heard consistently --
2 healthcare needs and food security, and, you know, healthcare and
3 food security facilities; also looking at retail for providing
4 employment opportunities, training, and entrepreneurial
5 opportunities for community residents; also prioritizing
6 sustainability and public space improvements, celebrating the
7 arts, cultural values, so there's been some of those priorities
8 that have bubbled up from the RFP work, the engagement that we've
9 done, as well as even some of the community surveys that have
10 been completed.

11 Now, as far as -- I think next slide covers the -- can
12 you go to the next slide please? I think I've talked through
13 those. Next slide. Oh, okay, sorry, you can stay on the previous
14 one. I'll just cover two more points and I'll give it back to
15 Cary. And in terms of the racial equity and Comprehensive Plan,
16 we've rooted our entire engagement and response and the
17 principles of the equity as outlined in the District's Comp Plan,
18 both in the process, as well as the outcome. The goal here was
19 to insure that the folks that are most impacted by structural
20 inequities are involved in shaping the project, obviously, as the
21 residents of the immediate neighborhood and community surrounding
22 the project site.

23 This zoning map amendment obviously has been -- you
24 know, we've really looked at it through that racial equity lens,
25 as required by the Comp Plan, and we wanted to make sure that

1 | it's consistent not only with the Plan, but it's in direct
2 | response to the guidance that the Comp Plan provides, in terms
3 | of the mix of uses that will -- you know, or the priorities that
4 | the city put forth, in terms of mix of uses and addressing
5 | outcomes that promote equity in both housing, employment, and
6 | essential services. With that said, I will toss it back to you,
7 | Cary, for the balance of those slides. And thanks for your time,
8 | Commissioners.

9 | MR. KADLECEK: Thanks, Oussama. We'll turn it over to
10 | Mr. Dettman, and he'll walk through the standard of review with
11 | respect to the Comprehensive Plan.

12 | MR. DETTMAN: Thanks, Cary, and good afternoon, Mr.
13 | Chairman and members of the Commission. The slide before you
14 | here is just taken right from the zoning regulations, what the
15 | standard of review is for the proposed zoning map amendment,
16 | which, as you know, in order to approve a zoning map amendment,
17 | the Commission must determine that the rezoning is not
18 | inconsistent with the Comprehensive Plan when it's read as a
19 | whole. Next slide please, Mr. Young. In accordance with the
20 | current Comp Plan, the Commission must conduct its Comp Plan
21 | evaluation using a racial equity lens. The Comp Plan discusses
22 | racial equity as both an outcome and a process, and as
23 | demonstrated in the case record at Exhibit 3 and 3-I, upon
24 | evaluation of the proposed rezoning, I would respectfully submit
25 | that the proposal is not inconsistent with the Comp Plan when

1 | it's read as a whole through an equity lens.

2 | Next slide. This slide here just shows a quick
3 | comparison of the existing and proposed zoning. And, again, so
4 | the existing site is zoned RA-1. We're proposing MU-8B. I won't
5 | go into any detail here. It's here for your -- for your review.

6 | Next slide, Mr. Young. So the subject property is
7 | within a Neighborhood Commercial Center on the Generalized Policy
8 | Map, and, per the framework element, a designated Neighborhood
9 | Commercial Center is intended to meet the day-to-day needs of
10 | residents, workers, and adjacent neighborhoods typically within
11 | a service area of approximately one mile. These areas are
12 | envisioned as mixed-use areas with buildings that have ground-
13 | floor retail, service, smaller office uses, and many of which
14 | have residential uses. And the proposed MU-8 zone will facilitate
15 | the type of mixed-use development that's envisioned by the
16 | Comprehensive Plan in a Neighborhood Commercial Center.

17 | Next slide. The proposal is also not inconsistent with
18 | the site's mixed-use designation on the Future Land Use Map,
19 | which envisions medium-density residential, commercial, and local
20 | public facility uses. The framework element does not provide
21 | specific guidance on the typical matter-of-right density in
22 | mixed-use areas, nor does it provide guidance on which zones are
23 | considered consistent with mixed-use designation. Rather, the
24 | Comp Plan states that a variety of zones are used in mixed-use
25 | areas, depending upon the combination of uses and entities that

1 are shown on the FLUM.

2 Here we have medium-density residential, as a medium-
3 density commercial stripe, and you can see on the slide there
4 kind of the range of densities that are sort of contemplated for
5 typical matter-of-right development. So if you're looking at
6 them in combination with one another, you're typically looking
7 at, you know, a density of around four to six FAR, allowing for
8 mixed-use development, which is why -- which really guided us to
9 the MU-8B zone, because it does permit the type of mixed-use
10 development that's envisioned at the density and intensity that's
11 envisioned by the FLUM.

12 Next slide. Commissioners, I know sometimes you like
13 to hear a couple comments about how we got to the MU-8 zone
14 compared to the other medium-density mixed-use zones in the
15 zoning regulations, and so that's what this table does. You can
16 see the RA-3 zone is a medium-density residential zone, so that --
17 choosing that zone would not allow us to get the type of mixed-
18 use development that the Comprehensive Plan envisions, so we're
19 really in an MU zone.

20 If you look at the MU zones that allow for medium
21 density, it's the MU-8B zone that really strikes that balance
22 between the right density that the FLUM envisions, the mix of
23 uses that the FLUM envisions, as well as what -- even what was
24 heard from the community, in terms of the types of uses that
25 they'd like to see on this site, as well as sort of like the

1 appropriate height. The matter-of -- the zoning regulations --
2 the zoning map amendment will facilitate matter-of-right
3 development. If you look at the MU-2, the MU-6, the MU-10, you're
4 sort of bumping up against kind of medium to high density, and
5 it's really about the height, the 90 feet, upwards of a hundred
6 feet. We thought the MU-8B zone was the most appropriate zone
7 that balanced density and use and height for this site.

8 Next slide. Just quickly going through the prongs of
9 the Commission's racial equity tool. Next slide please, Mr.
10 Young. This slide, there's a lot on it. It's all in the record
11 already, so I won't spend any time on it, but this slide
12 summarizes all of the Comprehensive Plan policies that we
13 identified as being advanced by the proposed map amendment,
14 including -- as you can see there in red, including many policies
15 that specifically speak to advancement of racial equity in OP's
16 racial equity crosswalk.

17 Next slide. Our analysis did identify a couple
18 potential Comp Plan inconsistencies, one dealing with the reuse
19 of public buildings and -- next slide please, Mr. Young -- the
20 other potential inconsistencies dealing with the conservation of
21 steep slopes on the site. As Cary mentioned, there is somewhat
22 of a grade increase along Benning and C Street.

23 Next slide please. These inconsistencies are sort of
24 related to one another, right? The ability to take down the
25 existing vacant public building will allow the applicant to

1 concentrate development kind of on the previously disturbed
2 portions of the site along the south, staying away as much as
3 possible from the grade that occurs along Benning and C Street.

4 So, next slide, as set forth in our analysis, we believe
5 that these two potential inconsistencies are outweighed by many
6 other Comp Plan policies that will be advanced, in terms of
7 directing growth near Metro, promotion of housing, both market
8 rate and affordable, promoting Neighborhood Commercial Centers,
9 increasing access to retail, increasing access to healthcare uses
10 in Ward 7 and 8.

11 Next slide. This is just a timeline. I know how you
12 like a good timeline. This is just showing all of the meetings
13 that are listed in our Comprehensive Plan evaluation, so I won't
14 spend any time on here.

15 Next slide. This one just shows a distribution of all
16 the meetings that are appearing on the timeline. I thought this
17 was a better way of actually showing the extensive outreach that
18 the applicant conducted, 'cause you can see, you know, 14 ANC
19 meetings, plus other meetings with the ANC single member district
20 and ANC leadership, meetings with the Fletcher-Johnson Task
21 Force. This is all post-selection as well, not including the
22 extensive outreach that DMPED did during our RFP process.

23 Next slide. This is just an evaluation of the
24 development -- equitable development indicators that the
25 Commission's racial equity tool sets forth. I won't spend any

1 time on it. It's here for your consideration, but just to
2 generally say of the indicators that are listed in the racial
3 equity tool, I believe that the proposed map amendment would rate
4 positively in all of these categories.

5 Next slide. This is my last slide. So I'd say,
6 Commissioners, in conclusion, the proposed zoning map amendment
7 is not inconsistent with the Comprehensive Plan when read as a
8 whole through a racial equity lens. The height, density, and mix
9 of uses permitted in the proposed MU-8 zone is consistent with
10 the type of mixed-use development that's contemplated by the
11 Policy Map and the FLUM, and that the proposed zoning map
12 amendment is consistent with the purposes of the Zoning Act to
13 promote the public health, safety, welfare, convenience, and
14 order. By having the MU- 8 zone height and yard and court
15 requirements and the separation provided by surrounding streets
16 will minimize and mitigate any potential impact on light and air.
17 And, finally, that placing mixed-use development in an
18 underutilized public site in relative proximity to transit will
19 avoid undue concentration of population, overcrowding of land,
20 while also addressing citywide housing needs and neighborhood
21 gaps in the access to retail, service, medical care, and local
22 public facility uses. And, with that, I'll conclude my testimony
23 and hand it back to Cary.

24 MR. KADLECEK: Thank you, Shane. That concludes our
25 presentation, and we're available to answer any questions that

1 | you may have.

2 | CHAIRPERSON HOOD: Thank you to Mr. Kadlecek and Mr.
3 | Dettman and to the team. I would also -- and Mr. Souadi as well.
4 | I would also just ask, Mr. Kadlecek, if you can update the record,
5 | unless it's just my screen. When I look at the -- in the
6 | PowerPoint, and I have glasses on, and I cannot see the outreach,
7 | the one with the -- it's very faint, so I don't know if others
8 | are having that problem, but if you could check the record and
9 | make sure we have a clear copy. Now, the bar code, it's fine
10 | with that one. It's just the --

11 | MR. KADLECEK: The timeline?

12 | CHAIRPERSON HOOD: I mean, the first one, the one with
13 | the signs and the names, it's very blurry to me. Are others
14 | having that problem as well? I'm asking my colleagues now. Are
15 | you all having that -- yeah, let's just update that file, so we
16 | can read it. I'll try to make it out, as my colleagues ask
17 | questions. But, other than that, thank you very much for your
18 | presentation. Obviously, there's some -- been a lot of dialogue
19 | and a lot of outreach, contrary to what I think I see, but I'm
20 | going to ask questions on that when it comes to my turn. So,
21 | anyway, let me first go to Commissioner Imamura. Any questions
22 | or comments?

23 | COMMISSIONER IMAMURA: Well, thank you, Mr. Chairman,
24 | and Happy New Year to everybody. Mr. Kadlecek, I just want to
25 | thank you and the rest of the team for your succinct presentation

1 tonight. On the face of it, it seems pretty straightforward when
2 we're talking about looking at this rezoning request and -- which
3 is, you know, a Comp Plan consistency case here. I do have a
4 couple questions, and I have a couple comments. Again, I want
5 to applaud and compliment everyone on their robust community
6 outreach. I think that was, certainly, well documented I think
7 in the record. One of the things that -- especially with the
8 Fletcher-Johnson Task Force, one of the things that I do want to
9 mention here -- I've got a couple notes. So what really went
10 well, at least in the slide deck, as Mr. Dettman always shares,
11 is the zoning comparison on slide 12, so I appreciate that.

12 In terms of the community outreach on slide 19, the
13 timeline -- perhaps this is what the Chairman was speaking
14 to -- that looks a little faint, only because I think that
15 there was so much community outreach that the font was incredibly
16 small and light, but it just, again, sort of underscores the
17 broad outreach that you conducted; as well as the distribution
18 slide, on slide 20, I thought that was pretty effective, so I
19 hope others are taking note of that for future cases.

20 DDOT's report was kind of interesting. And while we're
21 talking pretty much about this Comp Plan consistency and request
22 for a rezoning from the RA-1 to MU-8B, in planning, everything's
23 obviously two-dimensional here. You did mention a little bit
24 about the significant topography and slope, and so I want to ask
25 you a question about traffic and topography here. So DDOT's

1 report had mentioned, if by right, we're talking almost an
2 additional 2,900 units. I always say that traffic will resolve
3 itself, and it usually does. But what I'm curious about with
4 this medium density -- increase in density, just sort of what
5 conversations you've had with the community about the increase
6 in traffic that will ensue inevitably, and then, additionally,
7 if you can talk a little bit about -- I think while the topography
8 might be a constraint, and we're not talking about any future
9 projects here, but certainly part of the conversation I think and
10 the decision-making here that leads to stormwater management
11 issues or opportunities. I think there's an opportunity here.
12 It might be a site constraint, but could be something really neat
13 for this mixed-use development, whatever that might be.

14 And then I guess the third prong to this is if you
15 could speak to the heritage and special trees that was also listed
16 in the DDOT report, and just thought the GIS map that they have
17 of the trees across the city is incredibly cool, but for this
18 particular case it's very relevant. So those are the three things
19 that, at first, I'd like for you to address.

20 MR. KADLECEK: Yeah. I'll let Mr. Souadi address the
21 specifics, but the development plan, of course, is still at a
22 relatively conceptual phase, because this map amendment is, of
23 course, a precursor to allowing the development to really be
24 fully executed in terms of developing it to a more specific level.
25 But, that said, yeah, the -- we noted the DDOT report. Those

1 are a lot of things that we realized DDOT was making the
2 development team aware, in terms of as the development proceeds
3 with permitting and more specific development. But in terms of
4 the specific questions about the topography, the density, and the
5 heritage trees, I'll turn it over to Mr. Souadi.

6 MR. SOUADI: Thanks, Cary. And, Commissioner Imamura,
7 I think those are, you know, fantastic questions, because, you
8 know, they come up every time we've been before you. As far as
9 the first one, vis a vis the traffic, I mean, this is obviously --
10 I think you referenced the DDOT report. We have had two --
11 through the course of post-selection, you know, three-and-a-half,
12 four years, depending on what you -- how you used the count of
13 time -- it's been a very long amount of time -- we've had two,
14 if not three meetings with DDOT and then our civil folks have
15 been engaged even -- to Cary's point, the map amendment is a
16 precursor to really getting the stuff designed, but we've shared
17 with them kind of the basic things that the community's been
18 looking at and the anticipated new infrastructure that has to
19 come to the site once the school building is demolished. But I
20 agree with you, part of our vision wasn't to say, okay, how do
21 we meet baseline, how do we figure out a way to innovate and meet
22 the -- you know, the -- meet the -- meet the day, in terms of
23 cool ways of doing it.

24 You know, I think you've asked your questions along
25 three main lines, traffic, heritage trees, and stormwater

1 management, but I think they're kind of all intermingled. And
2 the goal here is to really take the opportunity to say, okay,
3 how do we bring about the balance of open space and the -- you
4 know, lay out an urban plan that makes sense, and how you tackle
5 where do you build? I mean, ideally, with the hill -- you know,
6 just for the record, so that's a 50-foot grade difference from
7 the lowest point of Benning Road to the peak of the hill, so
8 that's a five-story building, and with the hills being the way
9 they are, it presents a really interesting challenge. But the
10 goal here is to continue to collaborate with DDOT and DOE to not
11 just figure out how to meet baseline, and, obviously, our
12 colleagues from DMPED -- our co-applicants; you know, they're not
13 colleagues -- they're the government agency; we're their selected
14 developer -- but we've been working very closely with DMPED.
15 They're obviously going to be leveraging DGS and other sister
16 agencies to figure out how to make sure that, as the plan comes
17 together, not only does it meet muster, but how does it meet the
18 goals of the city for resilience and sustainability into the
19 future. That's a bit of a general question (sic) to a very
20 specific question, because the specifics are kind of TBD, but
21 we're -- we've been very committed to making sure that as we
22 develop -- you know, and this is a large tract -- as we develop
23 assets maximation, there is not a conflict between the
24 community's goals are what we need in terms of revitalizing a
25 campus of about 13-and-a-half, almost 14 acres, and how do you

1 meet the guidelines and the goals that the city set forth, beyond
2 just the Comp Plan, to say how do we bring about sustainability,
3 the right levels of density, vibrancy, and open parks -- you
4 know, open space and such. So that's -- and the good news is
5 our commitment to the community has been that once -- as we go
6 in the sequence, there will be additional community charrettes
7 as we develop the plan to make sure that, you know, not only
8 we're coordinating with the city agencies, but going back to the
9 community to make sure, okay, is this what kind of works. So
10 that's the best I can tackle those three points. I hope I've
11 answered your question.

12 COMMISSIONER IMAMURA: You did. Thank you, Mr. Souadi.
13 I knew they were very specific, but I wanted to make sure that I
14 knew that it was on your radar as you move forward with these --
15 with this potential map amendment here and with the community.
16 A couple things. You're right; it's a very large tract, 15 --
17 over 15 acres I guess is what I thought I read in the record
18 there. You had mentioned a little bit about -- you know, you
19 at least alluded to a little bit of your vision for what -- how
20 this might transform the neighborhood and the community.

21 I'm interested -- I've never really asked this, but
22 it's a new year, it's a new beginning, so I'll ask. I'm
23 interested, Mr. Souadi, what your vision is. How do you -- what
24 is your goal and how do you see this transforming the community
25 as a benefit and an asset, not only to the community but to the

1 District, right. So we see developers every day, every week
2 almost, right, and so I'm interested, what is your vision? What
3 are you bringing to this?

4 MR. SOUADI: Well, I think that's -- so maybe it's a
5 little bit of backwards looking, in terms of where we, as a --
6 you know, Fletcher-Johnson Community Partners -- really it's
7 Gragg Cardona Souadi primarily behind it. That's our
8 organization. You've seen us before. You know, we've taken on
9 what I call the hairiest of projects in the city, and our
10 commitment has been not meet baseline. You know, our
11 commitment -- we have a pretty serious focus on Ward 7, where
12 Fletcher-Johnson is, but we've invested pretty heavily inside of
13 affordable assisted-living communities, where the goal is to
14 house the District's senior population that's aging and give it
15 the ability to age in place, and then design beautiful facilities
16 that not only go above and beyond in terms of sustainability and
17 creating the opportunity for economic development.

18 You know, our average affordable assisted-living
19 community will employ somewhere between 80 and 90 full-time
20 equivalents. And we have now the first one has been completed,
21 and now almost stabilized into operations, and I'm proud to say --
22 I always tell folks we've got about 45 to 50 folks, depending on
23 which week we're talking about, of local neighborhood residents
24 who are employed with us, which makes for a very resilient
25 operation right where you have your residents of the neighborhood

1 working, providing services to, you know, mostly neighborhood
2 seniors as well. So that's in terms of kind of like who we are,
3 as a matter of ethos.

4 Fletcher-Johnson is an opportunity for community -- I
5 mean, we have -- we partnered with Marshall Heights Community
6 Development. Babatunde I think is in the -- one of our partners
7 is on the attendance list. Our vision was to figure out how do
8 we bring about economic development. We heard from the community
9 saying we -- this is food desert. So the question is how do
10 we -- it's not imprinting our view or the hand of God approach
11 of planning to say how do we impose on the community some vision
12 that just meets investment metrics, but it's also finding those
13 crossroads between what's good investment, what is investable,
14 how do we make -- how do we attract capital to -- in a difficult
15 era -- a difficult point in time, and then how do we make it
16 match with what the community needs, what the community aspires
17 to have.

18 Folks nowadays -- you know, you talk about the mix of
19 housing not just in terms of age, but income spectrum and age,
20 and for sale versus, you know, rental, but we've heard from our
21 first community meeting folks were saying we need hundreds of
22 thousands of square feet of retail, and we said, okay, here's
23 what it looks like. You know, I don't know how you sustain this
24 much, but here's maybe what we can sustain. And so, as a matter
25 of vision, we see ourselves as agents of channeling, you know,

1 the community's view for what is needed, because we believe that
2 tends to be more successful, where you understand what is missing,
3 the ethos of the place, and having the ability to channel -- to
4 bring capital markets to see it and also having the right partners
5 across the city.

6 DMPED has been a fantastic partner working with city
7 agencies to say, okay, how do we find the right kind of support
8 systems, whether it's -- you're talking about innovation, energy,
9 sustainability and the way that you bring about change. Now,
10 it's not without challenge to the site. Like I said, the
11 topography, alone, is going to make for a very fantastic
12 challenge, but to say how do you build up an urban feel that sits
13 on a hill that's, you know, pretty significant.

14 You've seen McMillan before; you've seen -- so these
15 are not -- I'm not suggesting we're unique or novel in totality,
16 but our vision is to continue to say, we've listened to the local
17 community, and our success is grounded in something that is of
18 the community, by the community, and then ultimately benefits
19 them in the long run.

20 Our goal is to really just channel those energies and
21 figure out how to capitalize them and make sure that they are
22 successful and sustainable, so this can be, you know, something
23 that we can put our stamp on it for legacy purposes. So that's
24 my best shot in the new year, as far as how we -- how we envision
25 this project. We've been working on it for close to five years

1 now.

2 COMMISSIONER IMAMURA: Perfect. Thank you, Mr. Souadi
3 for that response. I had a couple of other questions about what
4 you envision the outcome and some of the challenges that you see
5 ahead, and I think you've addressed those quite well. In these
6 map amendments, you know, we try to remain focused on the fact
7 that they're just map amendments. The community has a tendency
8 sometimes, especially if there's already a project underway --
9 and I'm encouraged to hear that -- you know, we set the canvas
10 essentially with these map amendments, and so I'm encouraged to
11 hear that you have a commitment to ongoing charrettes and
12 workshops with the community as you work through what that
13 potential design solution might be.

14 MR. SOUADI: Uh-huh. (Nodding head affirmatively.)

15 COMMISSIONER IMAMURA: Certainly, again, I think the
16 slide that shows the other potential mixed-use zones and the
17 height, that's always an issue with every community, so I think
18 that was very effective and very helpful. And I think with this
19 grade change -- and that was my point about planning being two-
20 dimensional and four-dimensional really about time, but, you
21 know, thinking about the urban design context of this, I mean,
22 it will take community input and several charrettes and
23 iterations -- while I don't think that it'll perhaps maybe reach
24 the full 70 feet through -- you know, I think a good architect
25 will find the right balance for this particular site, given the

1 50-foot grade change that you mentioned, especially along Benning
2 and C Street there. So should this come back to us, as you move
3 forward with this -- whatever design solution might be in the
4 future, I will certainly be interested in where this leads,
5 particularly with the heritage trees and stormwater management
6 and such. But, in general, certainly from my point of view,
7 because this is just a Comp Plan consistency case, it certainly
8 does seem to me that it aligns with the FLUM here. So, with
9 that, again, I appreciate all your work in the community. Thank
10 you for your thoughtful response tonight. And, Mr. Chairman,
11 those were the questions that I have. Nothing further.

12 CHAIRPERSON HOOD: All right. Thank you. Commissioner
13 Wright, can I come to you?

14 COMMISSIONER WRIGHT: Sure. Just took me a minute to
15 unmute. Well, this is a really exciting project. There aren't
16 a lot of 15-plus-acre sites in the District of Columbia to
17 redevelop, and, this one, you clearly have been doing a lot of
18 your homework on it, given the fact that we literally have no
19 testimony, other than the positive letter that we received from
20 the ANC. So that's pretty remarkable that you have been able to
21 work with community stakeholders to get to this point.

22 One thing that was mentioned in the staff report from
23 the Office of Planning is that they are not recommending IZ Plus,
24 both because this community has more than met its IZ goals and
25 also because, as a piece of public land that is being surplusd,

1 | there are certain requirements for affordable housing. I don't
2 | know if you want to talk about that at all. I mean, I definitely
3 | agree with the Office of Planning that I don't think we need IZ
4 | Plus for the reasons that they've identified, but I don't know
5 | if you would like to just talk a little bit about what your,
6 | again, you know, sort of affordable housing vision for the site
7 | is.

8 | MR. KADLECEK: Well, I can say generally with respect
9 | to the fact that it's a public disposition site, it's required
10 | to have 30 percent affordable. And I believe within that 30
11 | percent, the distribution is 25 percent, 30 -- at 30 percent MFI,
12 | and then the balance at 50 percent MFI. So that's already
13 | significantly in excess, both in terms of number of units and the
14 | levels of affordability beyond what IZ requires, but, Oussama, I
15 | don't know if you have any further context on that, like, that
16 | you would like to add.

17 | MR. SOUADI: Yeah. No, I mean, I think you captured
18 | that, Cary. And, Commissioner Wright, I think you're absolutely
19 | right. I do agree as well with OP on this. The -- I think the
20 | 10-801 requirements from the District, given that it's a public
21 | disposition, far exceed the IZ requirements, and obviously our
22 | goal is to not only meet that requirement, but also, again, to
23 | Commissioner Imamura's earlier question, how to find that
24 | balance, because, you know, the 10-801 puts a pretty significant
25 | downpayment on what the community needs, but I don't want to

1 necessarily put words in any community members. The general
2 sentiment right now is, yes, Ward 7, and I think we have a brand
3 new, freshly minted Councilmember who, also, I expect that
4 hopefully on the record you'll see a letter in support from him
5 soon. I just spoke with him on Friday. He's been very involved
6 on the project. And the goal here is to look at the Ward as a
7 whole and say -- and the general neighborhood and say, have we
8 met -- has the Ward carried its weight, and then what kind of
9 housing typologies -- and when I say "typologies", not just the
10 physical creation, but, you know, do you -- you know,
11 overconcentrating affordable housing has become a theme that we
12 get. When we meet with the communities, the general push isn't
13 a counterintuitive trend now, where we're saying -- and we want
14 to be responsive to that and say, yes, we will meet what's the
15 statute 10-801, but the goal was to make sure that we don't
16 overconcentrate certain typologies so that the outcomes -- when
17 you talk about racial equity, that the outcomes are not
18 inadvertent, because, you know, intentions at times are not
19 enough to secure good outcomes; you've got to be intentional and
20 thorough. So I think that I definitely agree with Cary. And,
21 Commissioner Wright, I hope that answered your question.

22 COMMISSIONER WRIGHT: Yeah. Yeah. No, that
23 absolutely -- and, you know, I think, again, there's a big --
24 there are many goals in the city, and economic development is a
25 big goal in this particular part of the city, so having a

1 significant number of market-rate units is also important. But,
2 again, I didn't really have any other questions. I agreed with,
3 again, the Office of Planning report. They noted the, you know,
4 potential areas that weren't consistent with the Comp Plan had
5 to do with reuse of existing buildings and the steep slopes issue.
6 I really feel like this is not a good opportunity for reuse of
7 an existing building, and I think that, again, with some good
8 design and taking into account all of the stormwater issues that
9 you will have, that you can resolve the steep slopes issues.
10 It's a challenge -- you know, it's a challenging project. It's
11 a big site, but I think this is an really, really exciting
12 opportunity. So that was -- that was it, in terms of comments
13 and questions.

14 CHAIRPERSON HOOD: Thank you. Commissioner Stidham,
15 any comments or questions?

16 COMMISSIONER STIDHAM: Thank you for the presentation.
17 And I don't think I really have anything to add to what has
18 already been said. I think both Commissioners who have already
19 spoken have covered things very well, and it -- I will just
20 reiterate, it is a great opportunity, and I look forward to seeing
21 good design here that remedies the problems and builds on the
22 character of this neighborhood and produces a really wonderful
23 development.

24 CHAIRPERSON HOOD: Thank you. And Vice Chair Miller.

25 VICE CHAIR MILLER: Thank you, Mr. Chairman. Thank you

1 to the applicant's team, Mr. Kadlecek, Mr. Souadi, and Mr.
2 Dettman, for your presentation here this evening and all the
3 information in the public record, especially the -- as has been
4 emphasized by my colleagues very well and I don't want to
5 reiterate too much of what they said, but I share all of their
6 comments -- the positive comments about your community outreach
7 and engagement and really trying to effectuate a vision -- the
8 vision for the site that the community wants to see and the Mayor
9 and Council have articulated through the Comprehensive Plan,
10 which was changed a few -- I think the last time the policy --
11 the Land Use Map was changed just from local public facilities
12 to be -- also include the mixed-use, medium-density residential
13 and commercial designation and -- on the Land Use Map and the
14 Policy Map has the Neighborhood Commercial Center -- to have
15 those neighborhood serving retail that is so needed and desired
16 by the community.

17 So this is a map amendment, as has been stated a couple
18 times -- a few times. It's not a -- there isn't a project before
19 us. Of course, you do have -- there is an RFP disposition process
20 that has occurred, and you've been working with the community to
21 effectuate a vision. You've got the Community -- the Community
22 Benefits Agreement with ANC 7E, which I applaud everybody for
23 their work on that. But just for the -- so we -- so with the
24 map amendment, the standard review, as you've stated and others
25 stated, is the consistency with the Comprehensive Plan, and,

1 certainly, the MU-8B zoning, which is what's proposed here, is
2 much more consistent with the Comp Plan designations, not only
3 the Land Use Map and the Policy Map, but all the other citywide
4 elements in the northeast -- far northeast, far southeast area
5 element, the Benning Road corridor element. The -- it's much
6 more -- the proposed MU-8B zoning is much more consistent than
7 the existing RA-1 zoning.

8 And this is an exciting opportunity, as Commissioner
9 Wright has stated, to effectuate really the vision for this large
10 site, which has been I think vacant 14 years I think or close to
11 14 years, and you've been trying to redevelop it or the city's
12 been -- there's been efforts to redevelop it for the last -- I
13 think over a decade, so I'm glad that -- I'm very pleased to see
14 that it's reached this point where this rezoning will facilitate
15 all the work and vision for the site.

16 We, of course, can't condition a map amendment on all
17 of the vision that has been developed and articulated in
18 this -- in the Community Benefits Agreement and other work
19 that you've done with the community, but I think it's just worth
20 mentioning just for the public understanding -- I know it's
21 helpful for me to understand -- that there is a -- there is a
22 vision, as articulated in the Community Benefits Agreement, for
23 a certain number of residential units. I think it's -- as stated
24 in Article 1 of Exhibit 15A of that CBA, it's approximately 950
25 multi-family rental apartments, 49 townhomes, 45,000 square feet

1 of office and retail and parking resources, and adequate to
2 support those uses, as well as the open space and design
3 parameters that are articulated both in the CBA and that my
4 colleagues have talked about here today. So if I've misstated
5 something, please correct, in terms of the vision.

6 I mean, we're not approving that project. We're
7 facilitating something exciting happening on this site that needs
8 to -- that the community desires and is needed in the Ward 7
9 community, so that's all very exciting. So I don't know if you
10 have any -- I really don't have any questions. I think you've
11 done a lot of work, and it is consistent -- it is much more
12 consistent with the Comp Plan than the inconsistent current RA-
13 1 zoning would facilitate, in terms of redevelopment. So I wish
14 you luck in getting this going further -- even further beyond
15 this stage. Is there a timeline for -- assuming there's approval
16 by the Zoning, as to what the next steps and when development
17 might actually break ground?

18 MR. SOUADI: Thank you, Vice Chair Mr. Miller, for
19 those comments. In terms of a timeline, we've shared with the
20 community, and, obviously, our DMPED counterpart is not here, but
21 we've shared -- generally, as you know, those first five
22 percent -- five to fifteen percent of a project of this size and
23 the last five to fifteen percent are the hardest to predict, but
24 what -- right now, what we've -- what's available publicly and
25 what we've been able to share that DMPED has shared with us is,

1 | you know, demolition and infrastructure will have to start first.
2 | They have contracted for the demolition and the design of the
3 | infrastructure. That'll probably spool up over the next two
4 | quarters. That takes a little while to get raze permits in the
5 | District. So I would expect that within a year's time you'll
6 | see at least the demolition move forward. And then as we engage
7 | with the community to design the Campus Plan, I would set
8 | expectation that we're probably a good year-and-a-half to two
9 | years from seeing significant vertical stuff, and it'll come in
10 | waves.

11 | Obviously, markets come and go. We're just about to
12 | start a new Administration. We'll see how capital markets hold
13 | up. But our goal is, obviously, to move as quickly as we can,
14 | because it has -- to your point, it has been vacant for a long
15 | time, but a lot of times just that initial -- you know, the
16 | demolition, itself, will change kind of the face of the site. I
17 | think the community will start to feel, you know, re-energized.
18 | There will be the traffic complaints about -- to obviously work
19 | through, you know, because demolition is not -- demolition and
20 | construction are not the easiest things, but what we hope to see
21 | is within a year's time that demolition will move forward, and
22 | then that'll set the stage for us to begin to get the vertical
23 | new components out the ground as quickly as possible. But that's
24 | our general timeline hope for what we're pushing for.

25 | VICE CHAIR MILLER: Well, thank you for that response,

1 and I'm strongly supportive of this rezoning, which is consistent
2 with the Comprehensive -- all of the Comprehensive Plan policies
3 that have been talked about here, as well as the community's --
4 all the community vision that you've worked on. So thank you
5 and good luck going forward from here. Thank you, Mr. Chairman.
6 That's all I have.

7 CHAIRPERSON HOOD: Okay. Thank you. I don't really
8 have any questions. I do want to ask Mr. Kadlecsek one question.
9 I think -- when I looked at this case, it reminds me of the song,
10 "May the Work I've Done Speak for Me". You all have done a great
11 job from what I see. I shouldn't say this too soon, but I don't
12 see anybody here complaining. It looks like everybody's on board.
13 You've all have done the outreach. You know, all is done except
14 for the shout, except for the move forward. But I do want to
15 make sure that I clarify something, 'cause I get questions, even
16 in the public, about why won't we -- when we do these type of
17 cases, why don't we entertain benefit packages? And that goes
18 on and on and on -- consistently on and on.

19 So, Mr. Kadlecsek, can you tell me -- help me to
20 understand, why did you all put this in the record? Was it an
21 FYI to let us know the work you're doing, 'cause it's definitely
22 not germane to what we're doing. I'm just curious. And I'm
23 going to start asking that question, not just of you, but of
24 other applicants who basically put us in a situation like this.
25 But why was this put in the record?

1 MR. KADLECEK: I don't want to speak for the ANC, but
2 my understanding is that is where they memorialized their entire
3 support for everything effectively, so they -- my understanding
4 is the ANC sort of viewed this more holistically. They viewed
5 this as the map amendment and the Community Benefits Agreement
6 and sort of the concept of the project, et cetera, and they kind
7 of voted on that in totality. And so I think, because that's
8 the way they did their process -- and, Oussama, please correct
9 me if I'm wrong -- but because that's how they reviewed the
10 project and the process, they just kind of put it all together,
11 and that's what they chose to submit to the record. So we didn't
12 ask them to submit that, but that captures the vote, which
13 includes support for the map amendment, but we realize that the
14 Community Benefits Agreement is not directly relevant to this
15 application as a map amendment.

16 CHAIRPERSON HOOD: And, Mr. Kadlecek, when you all did
17 your public outreach, did you kind of help -- and let me just
18 say this. A lot of the Commissioners I see around, a lot of them
19 I know and I try to -- and they ask me often, and I'm just
20 wondering -- and I've said this before -- I'm just wondering
21 what's being presented to the community, who does not do this all
22 the time, and then we want to make sure the expectation's not
23 raised that the Zoning Commission can -- 'cause this case --
24 situation's going well, but a lot of them don't go, and then
25 that's when we had these issues. So I'm just -- I'm just trying

1 to find through here how I can continue to help some of my
2 friends, who are very good friends of mine on -- who are Chairs
3 of ANCs, especially in Ward 7. When you all went out to present
4 to them -- and I've asked this before -- did you explain to them
5 that -- what you're coming in front of us for and how germane
6 this was?

7 MR. SOUADI: I will -- I will explicitly and
8 unfathomably represent to you and to the Commission, Chair Hood,
9 that the discussions -- when you say "ANC", I think it was Vice
10 Chair Miller who said it was a four -- or Commissioner Imamura
11 who said it's four-dimensional exercise, because you're talking
12 about -- we're just about to get a new Commission that's -- or,
13 actually, no, we have a new Commission --

14 CHAIRPERSON HOOD: You have it.

15 MR. SOUADI: -- that just got sworn in.

16 CHAIRPERSON HOOD: Right.

17 MR. SOUADI: We have a new Council member for the Ward.

18 CHAIRPERSON HOOD: You have it.

19 MR. SOUADI: So there's a fourth dimension to the two-
20 dimensional plans that we lay out. So, uncategorically, I'll
21 represent that we have gone through to make sure that there's an
22 education. That's why the listing has been filed in year four
23 of the exercise, because there was nothing that was going to
24 be -- nothing good that was going to come out of saying, oh, you
25 got awarded -- you have also the dimension of the LDDA. We're

1 going through a disposition process with the city, and so we
2 want -- you know, and, obviously, there's an education, and then
3 the web of stakeholders. So it's not just the ANC. There's the
4 Task Force, and there's the Civic Associations, and then there's
5 the individual members, as you know, Chair Hood. So this has
6 been making sure that all stakeholders have been heard, all
7 stakeholders have been involved in the process, and, to Cary's
8 point, there was no request to say, "Hey, submit the CBA as part
9 of your letter of support."

10 There was a clear explanation and back and forth as to
11 what a map amendment is versus any other versions of processes
12 we could follow and why we're landing here versus there. The
13 question here was very present by community members saying how
14 do we -- and, again, as we build trust, if you recall back at
15 our Kenilworth project, we want to make sure day one of engaging
16 a community versus day 100, if 100 is the last one; that by 100
17 there's a lot more trust. Day one there is a lot of skepticism,
18 there's lots of stakeholders asking different questions and us
19 saying how do we get to a place where everybody feels comfortable
20 that we're all rowing in the same direction.

21 So the short -- there is no short answer,
22 unfortunately, to your question, but if it were as simple as a
23 yes or no, I'd say absolutely, yes, we've sat with every
24 stakeholder that we could sit down with and explained and educated
25 as much as we can to say these are the goals; how do we arrive

1 at them so we can come up with a -- you know, with a pathway that
2 builds momentum, so we don't rush the process and then get to
3 the end where somebody says, "Hey, wait a second. I wasn't heard.
4 I wasn't involved. He didn't include me." So every -- you know,
5 to the point where we met with the ANC and they voted on the CBA,
6 and the Civic Association called, I mean, and said, "Hey, we'd
7 like to meet with you again." And we went out on a Saturday and
8 sat with them and said, "Here's again the facts." So this
9 iterative, but, yeah, there was absolutely no request that they
10 include the CBA in their letter of support, nor did we tell them
11 that it was part of a map amendment requirement that the Zoning
12 Commission will enforce. So this has been, you know, an
13 evolutionary process to make sure that folks are clearly in the
14 light.

15 CHAIRPERSON HOOD: I guess -- I guess let me ask my
16 question. Mr. -- let me make sure I pronounce your name right --
17 Souadi -- Mr. Souadi?

18 MR. SOUADI: Souadi. Souadi, yes.

19 CHAIRPERSON HOOD: Souadi. Yeah. Okay. What I'm
20 trying to ascertain is -- I get about the four -- actually, it's
21 five-dimensional, and I'll tell you why; because what you
22 don't -- what you all don't see -- a lot of people don't see is
23 a lot of Commissioners ask questions, "Well, why when we come to
24 the hearing, Anthony Hood" -- or they may ask some other
25 colleagues -- "Why is it that our package can't be included?"

1 | Because it's our regulations. But then we mislead them -- and
2 | I'm not trying to make a big issue; I'm just making sure that we
3 | do our due diligence. And, Ms. Schellin, I'm going to ask also,
4 | when we have our educational piece with our ANC Commissioners,
5 | especially the newer ones who are coming on now, that we also
6 | put this on our ticket item to make sure that we are educating --
7 | we're doing all we can to make sure they understand. Because
8 | what happens, Mr. Souadi -- what we do is, when we start talking
9 | about some of this stuff, we put them on promiseland, and they
10 | think that this Commission has some enforcement on something that
11 | we do not have any enforcement of. So then we're held -- we're
12 | held liable for something that we have nothing to do with, and I
13 | was just wondering why -- I get it. I get it. Sometimes it
14 | takes a little longer to understand and if it makes them feel
15 | better, but the problem I have is I do not ever want to put
16 | anybody on promise land. And to submit this and think that the
17 | Commission can do something behind this, we're putting them on
18 | promiseland, but I'm not going to end on that note. I will end
19 | on this note. I'm glad to see that you all are partnering with
20 | some of the groups, like Marshall Heights and others. I think
21 | that also contributes to why we don't have any major issues. I
22 | do know -- it's already been stated -- that this area has been
23 | vacant for a long time, and I know this is a long time coming,
24 | so I want to commend you all on doing that. I just -- I just --
25 | I'm trying to look out for the Commission, that we're not putting

1 | people in Promiseland that we have some authority that we don't
2 | have. So that's all -- that's all I'm trying to say.

3 | MR. SOUADI: Yeah. And all I was affirming to, for
4 | your record, that I did not volunteer the Zoning Commission for
5 | any zoning authority it doesn't have(indiscernible) we've been
6 | very clear with everybody that the CBA -- DMPED doesn't require
7 | it as part of the disposition; the Zoning Commission does not
8 | require it as part of the map amendment process. It's part of --
9 | we wanted to make sure that if -- on day one, the community didn't
10 | think that we were going to be here and fulfill our promises,
11 | that what we can say in verbal form we will put on paper, and
12 | you can hold our feet to that fire, and as the thing evolves,
13 | what we -- what we've represented on paper is what we've been
14 | consistently representing in verbal conversations, whether it be
15 | unofficially with SMD or with a civic association, with the ANC,
16 | or with any of the stakeholders, but I certainly -- I know that
17 | question has been brought, and I totally understand. I never
18 | signed up the Commission or anybody for enforcing a CBA that's
19 | not part of your authority.

20 | CHAIRPERSON HOOD: Okay. Well, what -- all the things
21 | that you promised me, just make sure that you do it. It's just
22 | not within our realm, so I'll just leave it at that. All right.
23 | Any other questions? Any other questions or comments?

24 | (No response.)

25 | CHAIRPERSON HOOD: And, again, I thank you all for all

1 the work that you've done. Whenever I look and I don't see a
2 lot of opposition, people upset and we have to -- we have a five-
3 hour hearing, then I know that the work hasn't been done. The
4 outreach y'all have been done -- have done, from what I see --
5 this record reflects, it's been great, so thank you. All right.
6 Ms. Schellin, do we have anyone from ANC 7 -- what is it, 7D, E?

7 MR. SOUADI: E.

8 CHAIRPERSON HOOD: E, 7E.

9 MS. SCHELLIN: Right. That would be a Ms. Dupee I
10 believe it is. I'm not sure how to pronounce that. Let's see.
11 I did not see her.

12 CHAIRPERSON HOOD: You don't see her? Okay.

13 MS. SCHELLIN: Okay. So I'd say no, we do not.

14 CHAIRPERSON HOOD: Okay. But we do have a record that
15 they are in support of this application?

16 MS. SCHELLIN: Correct.

17 CHAIRPERSON HOOD: Our benefit minus the CBA. All
18 right. And, Ms. Schellin, if we can add that to our training, I
19 think that would help us as well. I'll talk to Sarah as well,
20 but I want to add that to our training, now that I think about
21 it.

22 MS. SCHELLIN: What was that? I'm sorry.

23 CHAIRPERSON HOOD: I want to add about the CBA when
24 we're doing mapping; I want to add that to our training. You
25 all probably already do it, but I haven't been in the training

1 in a while, but I want to add that to our training with the ANCs.
2 We'll talk about that offline.

3 MS. SCHELLIN: Okay. Yeah.

4 CHAIRPERSON HOOD: All right. Let's go -- again, we
5 don't see -- let's go to the Office -- I mean, do we have any
6 other public -- government agencies?

7 MS. SCHELLIN: I do not see any. There are reports,
8 as stated at the beginning, from DDOT at Exhibit 22.

9 CHAIRPERSON HOOD: Okay.

10 MS. SCHELLIN: And then we have the Office of Planning,
11 Maxine Brown-Roberts.

12 CHAIRPERSON HOOD: Okay. Let me ask the Vice Chair,
13 do you have your DDOT report handy?

14 VICE CHAIR MILLER: I do. Exhibit Number 22.

15 MS. SCHELLIN: Jennifer and Joel also.

16 CHAIRPERSON HOOD: Would you like to -- okay. Would
17 you like to summarize the DDOT report for us?

18 VICE CHAIR MILLER: They have no objection.

19 CHAIRPERSON HOOD: Okay. Thank you very much.

20 VICE CHAIR MILLER: And they continue to work with the
21 applicant through the design review -- comprehensive
22 transportation review process that they have.

23 CHAIRPERSON HOOD: Okay. Thank you. We'll set for
24 that. And as the Vice Chair mentioned, they do have some things
25 that they want to continue to work on. All right. Let's go to

1 the Office of Planning, Ms. Brown-Roberts.

2 (PowerPoint presentation shared on screen.)

3 MS. BROWN-ROBERTS: Good evening, Mr. Chairman and
4 members of the Commission. This is Maxine Brown-Roberts from the
5 Office of Planning on Zoning Commission Case 24-06. Next slide.
6 The proposed map amendment is intended to implement changes
7 recommended by the Comprehensive Plan, and the Future Land Use
8 Map designates property for a mix of medium-density residential
9 and commercial uses and local public facilities. The Generalized
10 Property Map designates the property for a Neighborhood
11 Commercial Center. The proposed MU-8B zone is not inconsistent
12 with these designations, as the zoning regulation designates MU-
13 8B zone for the medium-density development and the Comp Plan
14 describes MU-8 and MU-10 --

15 MS. SCHELLIN: (indiscernible) Donnie has your card for
16 (indiscernible) --

17 CHAIRPERSON HOOD: Ms. Schellin -- Ms. Schellin, I hope
18 Donnie gets the car, but you might want to --

19 MS. SCHELLIN: I am so sorry. I just saw that.

20 CHAIRPERSON HOOD: Well, come back and let us know if
21 Donnie got the card. Anyway, go ahead. Go ahead, Ms. Brown-
22 Roberts.

23 MS. BROWN-ROBERTS: Okay. Next slide. When evaluated
24 through a racial equity lens, the proposed map amendment is not
25 inconsistent with the Comprehensive Plan policies and is within

1 the far northeast/southeast planning area element which
2 encourages redevelopment of the Fletcher-Johnson property.
3 The data on the planning area indicates that it already has a
4 significant amount of city -- of the city's affordable housing,
5 and the planning area exceeds its 2025 goal for affordable units.
6 The result of the map amendment could be the provision of a
7 variety of housing options and styles that could result in the
8 continued diversification of the population and could create
9 increased homeownership opportunities which could influence
10 housing tenure in the area. A development with housing, social
11 interventions, and employment opportunities could positively
12 impact the continued decrease in poverty and cost burden rates
13 in the area.

14 OP's recommended that the map amendment not be subject
15 to IZ Plus due to the large amount of existing affordable housing
16 already in existence. The focus could, therefore, be on providing
17 for moderate income and larger family units, as well as retail
18 and service uses to serve residents on the property and the wider
19 community. Additionally, this is a district-owned property and
20 would be required to provide more affordable housing with IZ
21 Plus -- than IZ Plus. The Office of Planning therefore recommends
22 that the proposed map amendment be approved and not be subject
23 to IZ Plus. Thank you, Mr. Chairman, and I'm available for
24 questions.

25 CHAIRPERSON HOOD: Thank you, Ms. Brown-Roberts, and

1 Happy New Year to you.

2 MS. BROWN-ROBERTS: Thank you and the Commission.

3 COMMISSIONER IMAMURA: Let me see if we have any
4 questions or comments. Commissioner Imamura.

5 COMMISSIONER IMAMURA: Thank you, Mr. Chairman. No
6 questions or comments, other than Happy New Year, Ms. Brown-
7 Roberts --

8 MS. BROWN-ROBERTS: Thank you.

9 COMMISSIONER IMAMURA: -- and, as always, thank you for
10 your work on this case. I think, as other Commissioners have
11 stated, there's a lot of potential behind this, and so it's kind
12 of exciting to be part of it, so thank you.

13 MS. BROWN-ROBERTS: Yes.

14 CHAIRPERSON HOOD: Okay. Commissioner Wright, any
15 questions or comments?

16 COMMISSIONER WRIGHT: No, I don't have any. Thank you
17 for your report.

18 MS. BROWN-ROBERTS: Thank you.

19 CHAIRPERSON HOOD: I'm going to say, are you still in
20 the office, Ms. Brown-Roberts?

21 MS. BROWN-ROBERTS: Yes, Mr. Chairman.

22 CHAIRPERSON HOOD: Y'all got some nice space. I'm
23 going to come over there. Maybe we'll move over there.

24 (Laughter.)

25 CHAIRPERSON HOOD: Okay. Commissioner Stidham, any

1 questions or comments?

2 COMMISSIONER STIDHAM: No questions or comments, other
3 than to wish you a Happy New Year and thank you for a great
4 report, as normal. Thank you.

5 MS. BROWN-ROBERTS: Thank you. Thank you.

6 CHAIRPERSON HOOD: Okay. And Vice Chair Miller, any
7 questions or comments?

8 VICE CHAIR MILLER: And no, other than to commend you
9 for your report and all the work on this case and all the other
10 cases. It's good to see you in 2025 and all the previous years
11 that we've seen you.

12 MS. BROWN-ROBERTS: Thank you, Mr. Chair -- Mr. Vice
13 Chair. Thanks.

14 CHAIRPERSON HOOD: And, Ms. Brown-Roberts, I don't have
15 any questions, other than I'm admiring that space. I'm looking,
16 actually, behind you. I like that view and all that, so I'll
17 just leave it at that. Mr. Kadlecek, you have any questions of
18 Ms. Brown-Roberts?

19 MR. KADLECEK: No questions. Thank you.

20 CHAIRPERSON HOOD: Okay. Again, Ms. Brown-Roberts, we
21 thank you for your presentation and for your planning report to
22 us. Always a great job. All right. Ms. Schellin, let's see if
23 we -- we don't have anyone from the ANC, right?

24 MS. SCHELLIN: That was correct.

25 CHAIRPERSON HOOD: Okay. Do we have anyone here to

1 testify in support, opposition, or undeclared?

2 MS. SCHELLIN: We did not at the beginning. Let me
3 refresh that screen to see if anybody else showed up, and they
4 have not, so we have no one here in any category to testify.

5 CHAIRPERSON HOOD: Okay. And let me just mention, the
6 ANC did support. They gave us a lot more information, but we
7 appreciate the work that they do, so we'll just leave it at that.
8 And their submission has been -- is in the record. All right.
9 Mr. Kadlecek, you want to have -- you have any -- I know,
10 certainly, you don't have any rebuttal. You have any closing?

11 MR. KADLECEK: Nothing to add, other than thank you to
12 the Commission for your time and consideration in this case.

13 CHAIRPERSON HOOD: All right. So, with that, let's
14 close the record. Colleagues, I don't think we need to belabor
15 this one. This is pretty straightforward. As one of my
16 colleagues already mentioned, we've asked our questions, we've
17 dissected this, and I think this is ready for our approval, but
18 let me hear from others. Anyone object to us moving forward?

19 (No response.)

20 CHAIRPERSON HOOD: Okay. So, with that, I'll take a
21 motion from someone, whoever would like to make a motion.

22 COMMISSIONER IMAMURA: I'll make a motion, Mr.
23 Chairman.

24 CHAIRPERSON HOOD: Thank you.

25 COMMISSIONER IMAMURA: Thank you. So I move that the

1 Zoning Commission take proposed action on Case Number 24-06,
2 District of Columbia and Fletcher-Johnson Community Partners,
3 LLC, Map Amendment from RA-1 to MU-8B at 4650 Benning Road
4 Southeast and not be subject to IZ Plus, and ask for a second.

5 COMMISSIONER STIDHAM: Second.

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

8 (No response.)

9 CHAIRPERSON HOOD: Not hearing any, Ms. Schellin, could
10 you do a roll call vote please?

11 MS. SCHELLIN: Yes, sir. Commissioner Imamura.

12 COMMISSIONER IMAMURA: Yes.

13 MS. SCHELLIN: Commissioner Stidham.

14 COMMISSIONER STIDHAM: Yes.

15 MS. SCHELLIN: Commissioner Hood.

16 CHAIRPERSON HOOD: Yes.

17 MS. SCHELLIN: Commissioner Miller.

18 VICE CHAIR MILLER: Yes.

19 MS. SCHELLIN: Commissioner Wright.

20 COMMISSIONER WRIGHT: Yes.

21 MS. SCHELLIN: The vote is five to zero to zero to
22 approve proposed action on Zoning Commission Case Number 24-06.
23 I would ask the applicant to provide a draft order within two
24 weeks, which would put it three p.m. by January 27th. We'll
25 refer this to NCPC for a 30-day comment period, which will -- on

1 for the -- possibly for the 27th of February for final action.

2 CHAIRPERSON HOOD: Okay. Thank you, Ms. Schellin. Do
3 we have anything else before us?

4 MS. SCHELLIN: No, sir.

5 CHAIRPERSON HOOD: Ms. Schellin, were you able to find
6 the card? We won't leave anything open-ended.

7 MS. SCHELLIN: I am so sorry. That card has been
8 forever -- it's like, oh, my gosh, I got a text; it's coming,
9 and I -- the space bar does turn the (indiscernible) from mute
10 to unmute.

11 CHAIRPERSON HOOD: I got it. I got it. We got it. We
12 got it. We understand. The Zoning Commission will meet again --
13 Ms. Schellin, make sure I'm right -- January 16th, which is this
14 coming Thursday, at four p.m. on these same platforms. Again,
15 Zoning Commission Case Number 16-18H is the Georgetown
16 University. So, with that, I want to thank each and every one
17 of you all for your presentation tonight, the applicant, the ANC,
18 my colleagues, everyone, and, with that, this case is adjourned.
19 Good night.

20 (Whereupon, the above-entitled matter went off the
21 record at 5:11 p.m.)

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

This is to certify that the foregoing transcript

In the matter of: Public Hearing on Case No. 24-06

Before: DC Zoning Commission

Date: 01-13-25

Place: Webex Videoconference

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



Deborah B. Gauthier