

GOVERNMENT OF
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

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REGULAR PUBLIC HEARING
CASE NO. 26-01

+ + + + +

MONDAY

JULY 20, 2026

+ + + + +

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

ZONING COMMISSION MEMBERS PRESENT:

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

OFFICE OF ZONING STAFF PRESENT:

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

OFFICE OF ZONING LEGAL DIVISION STAFF PRESENT:

BRIAN LAMPERT, ESQUIRE

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ALSO PRESENT:

CARY KADLECEK, ESQUIRE, Goulston and Storrs
SHANE DETTMAN, Goulston and Storrs
DAHN WARNER, KeyUrban, LLC
NADIM VAN DE FLIERT, KeyUrban, LLC
ALFREDO IZURIETA, KeyUrban, LLC
NOELLE WURST, Office of Attorney General
PHILIP ISAIAH, DC Office of Planning

The transcript constitutes the minutes from the
Regular Public Hearing held on July 20, 2026.

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(4:00 p.m.)

CHAIRMAN HOOD: Good afternoon, ladies and gentlemen. We are convening and broadcasting this public hearing by videoconferencing. My name is Anthony Hood, and I'm joined by Vice Chair Miller, Commissioner Wright, and Commissioner Imamura. We're expected to be joined by Commissioner Stidham shortly. We are also joined by the Office of Zoning staff, Ms. Sharon Schellin, as well as our Office of Zoning Legal Division, Mr. Brian Lampert. I will ask -- and Mr. Paul Young, who is handling all of our virtual operations. I will ask all others to introduce themselves at the appropriate time.

The virtual public hearing notice is available on the Office of Zoning's website. This proceeding is being recorded -- this proceeding is being recorded by a court reporter and is also -- excuse me -- 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 testify will be unmuted at the appropriate time. When called, please state your name before providing your testimony. When you are finished speaking, please mute your audio.

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1 at 202-727-0789 to receive Webex log-in or call-in instructions
2 or if you have not signed up to testify.

3 All persons planning to testify must sign up in advance
4 and will be called by name at the appropriate time. At the time
5 of signup, all participants will complete the oath or affirmation
6 required by Subtitle Z-408.7. If you wish to file written
7 testimony or additional supporting documents during the hearing,
8 then please be prepared to describe and discuss it at the time --
9 at the time of your request when testifying.

10 The subject of this evening's hearing is LWH 801 R,
11 LLC, map amendment from RA-2 to MU-10 at Square 395, Lot 55, 801
12 through 811 R Street Northwest, and the Zoning Commission Case
13 Number for this evening is 26-01. The hearing will be conducted
14 in accordance with the provisions of 11-Z DCMR, Chapter 4, as
15 follows: preliminary matters; the applicant's case -- the
16 applicant has up to 15 minutes; I have not seen any opposition
17 in this case, but we'll see -- we have the report of other
18 government agencies, and report of the Department of
19 Transportation, and report of the Office of Planning, and report
20 of the ANC -- this ANC, I believe, is 2G -- testimony of
21 organizations and individuals, each five and three minutes,
22 respectively; and we'll hear in order from in support,
23 opposition, or undeclared; then we'll have rebuttal and closing
24 by the applicant.

25 At this time, the Commission will consider any

1 preliminary matters. Does the staff have any preliminary
2 matters?

3 MS. SCHELLIN: Just very briefly. There's only one
4 expert witness, and that is one that's previously been accepted
5 many times by the Commission, if you would just do that in this
6 case, and that is Shane Dettman, again, proffered in urban
7 planning.

8 CHAIRMAN HOOD: Okay. Any objections?

9 (No response.)

10 CHAIRMAN HOOD: Okay. We'll continue that status. Let
11 me also note, as I mentioned, we were going to be joined by
12 Commissioner Stidham, and we are. Okay.

13 COMMISSIONER STIDHAM: Yes.

14 MS. SCHELLIN: Okay. And, just very briefly, ANC 2G,
15 at Exhibit 12, provided a report in support. At Exhibit 23, you
16 have the OP hearing report, recommending approval with IZ Plus.
17 At Exhibit 21, you have the DDOT report, stating they have no
18 objection to approval of the map amendment. And, at Exhibit 22,
19 there's an OAG submission, recommending approval with IZ Plus.
20 They, too, are here this evening, I believe, to testify. So,
21 other than that, I will turn it over to you. As you stated, the
22 applicant did state that they planned on a 15-minute
23 presentation, and, like you, I did not see any opposition in the
24 record either. Thank you.

25 CHAIRMAN HOOD: All right. Thank you, Ms. Schellin.

1 If we can -- Mr. Young, if we can bring everybody up -- the team.
2 And, I believe, once everybody gets up, Mr. Kadlecek, I'm going
3 to turn it over to you and you may begin, and if you can hit the
4 highlights, as stated, we'll be good. Introduce your team. Thank
5 you.

6 MR. KADLECEK: Thank you, Commissioners. Good afternoon.
7 Cary Kadlecek from the law firm -- law firm of Goulston and Storrs
8 on behalf of the applicant, Lincoln Westmoreland Housing. I'm
9 joined today by Nadim van de Fliert of KeyUrban, and Shane
10 Dettman, also of Goulston and Storrs. Mr. Young, if you could
11 please bring up our presentation.

12 (Applicant's PowerPoint presentation shared on the
13 screen.)

14 MR. KADLECEK: Great. Thank you. The application
15 before you, as you've heard, is the zoning map amendment from the
16 RA-2 zone to the MU-10 zone for the subject property located at
17 801 to 811 R Street Northwest in the Shaw neighborhood of Ward
18 2. When evaluated through a racial equity lens, the proposed map
19 amendment will not be inconsistent with the Comprehensive Plan.

20 Further, the proposed map amendment will accomplish
21 three important goals: One, to bring the site's zone into
22 consistency with the site's Future Land Use Map designation that
23 was increased in 2021 to medium-density residential, medium-
24 density commercial; two, to advance Comprehensive Plan policies
25 regarding transit-oriented development, housing, and affordable

1 housing; and, three, to facilitate the site's redevelopment into
2 a new all-affordable building, in accordance with the agreement
3 with the tenants resulting from the TOPA process in 2024. You'll
4 hear more about it shortly, but the details of the applicant's
5 communication with the tenants and the relocation and return
6 plans are included in the record at Exhibit 13. We're pleased
7 to have the Office of Planning report recommending approval,
8 DDOT's report confirming no objection to approval, ANC 2G's
9 letter in support, and then, of course, a letter in support from
10 OAG.

11 So, turning quickly to just a site overview -- next
12 slide please -- just a bit of quick background to re-orient you
13 to the site. It's currently zoned RA-2. It's the site with the
14 blue dot here. It's about an acre-and-a-half, 64,568 square
15 feet, improved with a couple -- about six garden-style three-
16 story apartments with surface parking surrounding them; and the
17 proposed future development, as mentioned, is an all-affordable
18 building, approximately eight stories.

19 Next slide please. This is just a comparison of the --
20 of the development standards between the current RA-2 zone and
21 the proposed MU-10 zone. I won't go through all these, but this
22 is just to give you a sense of the difference in the two zone
23 standards that are being changed from and to.

24 Next slide please. A little more site property and
25 context. The site is outlined in red here. To the west is 9th

1 Street, and just beyond that is a series of row houses, flats,
2 and small apartment buildings. To the south is R street. Across
3 R street to the south is an approximately 90-foot-tall apartment
4 building. To the east is a 8th street, and just to the corner
5 across 8th street is the southern entrance to the Shaw-Howard
6 University Metro Station.

7 Next slide please. This just is some current site
8 photos of what's there now. As mentioned, these are garden-style
9 apartment buildings built in the 60's, with a surrounding surface
10 parking.

11 Next slide please. This just gives you a little bit
12 more surrounding context. The photograph here in the upper left
13 corner is the apartment building to the south across R Street.
14 To the west across 9th Street gives you a little more context
15 about the rowhouses and flats and small apartment buildings. To
16 the north of the subject property, adjacent lot is the church.
17 And then across to the east on 8th Street -- across 8th Street
18 is this building that's been approved as a PUD in 2023; that was
19 in Zoning Commission Case 22-09.

20 Next slide please. I'm going to turn it over to Nadim,
21 who's going to give you a little bit more context about
22 background, tenant relocation, and tenant engagement.

23 MR. VAN DE FLIERT: Thank you, Cary. My name is Nadim
24 van de Fliert. I work as a representative of Lincoln Westmoreland
25 Housing, Inc. So Lincoln Westmoreland Housing has been a

1 District -- is a District of Columbia nonprofit. It's been around
2 for nearly 60 years, providing housing and social services for
3 low and middle-income families in DC. The LWH has more than a
4 thousand units developed and in the pipeline. It's run by --
5 completely by a volunteer board, no staff. We, at KeyUrban,
6 are -- have been owner representatives to Lincoln Westmoreland
7 for the past 15 years. Lincoln Westmoreland really, you know,
8 sponsors, with several nonprofit service providers in the area,
9 to provide wraparound support and services to all of its
10 households.

11 Next slide please. So a bit of background on how we
12 came to the site. In March 2024, the Heritage at Shaw Tenants
13 Association voted to partner with and assign its TOPA rights to
14 LWH with the vision for future redevelopment of the site, and the
15 TOPA agreement outlined a hundred percent permanent
16 affordability, guaranteed return for all existing tenants,
17 additional affordable housing density added to the site, and
18 sponsored relocation and coordination throughout the
19 redevelopment process. And we've outlined a clear plan to provide
20 comparable, if not better, units for each of the households, both
21 during that temporary construction period and during their
22 incentivized return to the site's new development. Our
23 prehearing statement Exhibit B outlines this relocation and anti-
24 displacement strategy in more detail. And, at least quarterly,
25 we've held meetings; we've been distributing communications to

1 | our residents of the 71-unit property to keep them apprised of
2 | the development progress. It's been delayed about two years, but
3 | we hope -- with a positive response from DHCD on funding, we hope
4 | to begin construction in 2027, for an approximate 18-to-24-month
5 | phase time frame.

6 | Next slide please. So, finally, we've had several
7 | opportunities over the last two years to engage with our neighbors
8 | as well, ranging from sort of the formal zoning permitting
9 | notifications, presentations, and meetings with the ANC, both ANC
10 | 2G and neighboring 1B presentations. We've had presentations
11 | with local community groups, such as the French Street
12 | Neighborhood Association. We've had e-mail communications
13 | responding to queries with our neighbors, especially across 9th
14 | Street; and we've had regular communication and meetings with
15 | Reverend Nutall at New Bethel Baptist Church, just to the north
16 | of us, adjacent to us.

17 | Now, throughout this engagement process, we've been
18 | listening to and incorporated feedback from the community. For
19 | example, in sensitivity to our 9th Street neighbors, our future
20 | building design concentrates the density on 8th Street to sort
21 | of mirror the future PUD on that side, and then it steps down
22 | architectural height on the 9th Street side, orients a courtyard
23 | with daytime public access as a plaza amenity for the neighborhood
24 | to really enliven the public realm, and this is also in response
25 | to the ANC's concerns for diminishing green space for which our

1 design, you know, has set back the building to provide vegetation
2 and tree buffers along 8th Street, R Street, and we're hoping to
3 work with the ANC to provide commissioned artwork in the plaza
4 to really activate that public realm. I'll pass it on to Shane
5 for the next slide please. Shane Dettman.

6 MR. DETTMAN: Thank you, Nadim. I'm trying to turn my
7 camera on. It's not allowing me, but you can hear me okay?

8 CHAIRMAN HOOD: Yes, we can hear you -- we can hear
9 you.

10 MR. DETTMAN: Good afternoon, Commissioners, and thank
11 you for the opportunity to testify before you today. As you
12 know, the standard of review that's applied to a zoning map
13 amendment case, as stated here -- on the slide here, is whether
14 or not the proposed zone is not inconsistent with the
15 Comprehensive Plan and with other adopted public policies or
16 active programs related to the subject site.

17 Next slide. With this case, we do have two relevant
18 Small Area Plans -- they're a bit dated -- and that's the 2004
19 DUKE Small Area Plan and the 2006 Convention Center Strategic
20 Development Plan, but, you know, despite them being -- predating,
21 actually, two cycles of Comp Plan updates, they do have some
22 relevant goals and objectives, including maximizing density near
23 Metro; setting an overall target of new residential development
24 at 20 to 30 percent affordable; preserving and creating new market
25 rate and affordable housing; placing multifamily development near

1 Metro, and, certainly, preserving existing affordable housing
2 either through contract renewal or redevelopment with equal
3 amounts of affordable housing.

4 Next slide. Turning to the maps of the Comprehensive
5 Plan, the subject property is located in a Neighborhood
6 Enhancement Area. These areas are described in the Comprehensive
7 Plan as being notable for substantial vacant or underutilized
8 land and that housing is encouraged, consistent with the Future
9 Land Use Map designation for the site. The proposed MU-10 zone
10 will facilitate redevelopment of the site to better utilize the
11 land area being so close to Metro. It'll also help facilitate
12 preservation of the existing affordable housing creation of new
13 affordable housing in a manner that's consistent with the Future
14 Land Use Map.

15 Next slide. This is just a comparison of the 2011
16 Future Land Use Map, which shows the subject property as being
17 moderate-density residential, which is reflected by the site's
18 current RA-2 zone. As Cary mentioned, in 2021, the Future Land
19 Use Map designation for the site was changed to mixed-use, medium
20 density. Next slide. And so a mixed-use designation or the
21 medium-density, mixed-use designation of the site doesn't give
22 any sort of preference when it comes to use. They're both medium-
23 density, in terms of the commercial and the residential, but, if
24 you do look at the policy guidance that's set forth in the various
25 elements of the Comprehensive Plan, it certainly supports

1 residential use on this site and the expansion of additional
2 affordable housing near Metro. The MU-10 zone, as it's described
3 in the Framework Element, does support medium-density
4 development.

5 Next slide. This is just showing that the proposed
6 MU-10 zone is consistent with the general density guidance that's
7 provided in the Framework Element of the Comprehensive Plan.
8 Next slide. We also, as set forth in the record, prepared a very
9 thorough evaluation of the relevant Comp Plan policies that are
10 applicable to the site, and those are identified here on this
11 slide. I won't go into them in detail. I will just bring your
12 attention to the one that's highlighted in yellow, which has to
13 do with -- it's a policy in the Housing Element that deals with
14 redeveloping existing income-restricted affordable housing.

15 Next slide. And what's important to note about that
16 particular policy is it -- this is one of the policies that kind
17 of sets forth specific anti-displacement strategies that are
18 recommended in the Comprehensive Plan for redevelopment of public
19 property, which this isn't. It says that redevelopment of
20 affordable housing on public property has to follow these four
21 anti-displacement strategies, but redevelopment of income-
22 restricted affordable housing by other parties should implement
23 as many of these strategies as possible. And I'll note, here in
24 this project, that the applicant is adhering to all four of these
25 anti-displacement strategies that are set forth before you.

1 Next slide. This is just policy guidance that will be
2 advanced by the proposed map amendment that is included in the
3 Near Northwest Area Element, which is where the subject property
4 is located.

5 Next slide. We also conducted an evaluation of
6 potential Comprehensive Plan inconsistencies, and you'll see in
7 our evaluation, we did identify two policies that are in the
8 Urban Design Element that could be potential inconsistencies
9 related to transitions in building intensity, as well as infill
10 development. We think that, just based upon, you know, the
11 separation that's provided by the width of the surrounding
12 streets, the surrounding -- the existing development pattern in
13 the area, and the planned program for the subject property, we
14 think that we actually avoid these potential inconsistencies, but
15 even to the extent that they are deemed to be inconsistencies,
16 we think that they are far outweighed by the consistency with the
17 FLUM, that this is a consistency case to reflect the current
18 Future Lane Use Map designation that was made in 2021 and a bunch
19 of the other policies that will be far advanced by the
20 redevelopment of this site, in accordance with the MU-10 zone.

21 Next slide. Viewing the proposed zoning map amendment
22 through -- with a racial equity lens, using the guidance provided
23 by the Commission's racial equity tool, you can see here the
24 results of our analysis, seeing that we'd see, certainly,
25 favorable outcomes when it comes to cultural indirect

1 displacement, allowing people to stay in their neighborhood, and
2 maintain their social connections; certainly, favorable outcomes
3 when it comes to housing, not only the preservation of the
4 existing units that are there, but also the increase in the amount
5 of affordable housing that we'll see immediately adjacent to
6 Metro; of course, improvements to the surrounding streetscape,
7 as part of the redevelopment; and then access to -- additional
8 access to opportunity, being so close to Metro.

9 Next slide. So, with that, I would say that, per our
10 evaluation that's set forth in the record and my testimony, the
11 proposed map amendment is not inconsistent with the Comprehensive
12 Plan, when read as a whole through a racial equity lens. The
13 height and density of the proposed MU-10 zone is consistent with
14 the type of mixed-use development that is envisioned, not only
15 by the Generalized Policy Map, but also the Future Land Use Map
16 designation for the site, and that the proposed zoning map
17 amendment is consistent with the purposes of the Zoning Act, for
18 the reasons that are set forth in the bulleted list at the bottom
19 of this slide. And, with that, I'll conclude my presentation and
20 hand it back to Cary. Thank you.

21 MR. KADLECEK: Thank you. That concludes our
22 presentation, and we are available to answer any questions.

23 CHAIRMAN HOOD: Thank you, Mr. Kadlecek, and to the
24 team for being very succinct. Let's see if we have any questions
25 or comments. Let me go to Commissioner Imamura first please.

1 COMMISSIONER IMAMURA: Thank you, Mr. Chairman. Thank
2 you, Mr. Kadlecek and team, for your concise presentation
3 tonight. In general, I don't have very many comments, if any,
4 really. I'm in general agreement with your concluding slide. I
5 did take a closer look at the potential Comp Plan inconsistencies,
6 the two that you identified, but I'm of the belief that any of
7 those potential inconsistencies are certainly outweighed by land
8 use and housing policies to promote the increased density and
9 expansion of affordable housing near Metrorail, so -- which this
10 certainly does.

11 I also just want to be mindful -- I appreciate the
12 forward look to the site plan with the project that you have in
13 mind, but just want to remind the public that we are here solely
14 for the map amendment from RA-2 to MU-10. And so, with that,
15 through the lens that I reviewed this proposed map amendment, I
16 found that this is not inconsistent with the Comprehensive Plan.
17 And, with that, Mr. Chairman, I don't have any further comments
18 or any questions for the applicant, other than -- actually, I do.
19 There is one about -- let me find my question here; give me one
20 moment -- any -- oh, the incorporation of public art. And so I
21 guess I'm interested to hear a bit more about that, if you could
22 elaborate, but certainly appreciate the applicant working with
23 the community to potentially or possibly install some kind of
24 public art, so just want to give the applicant some air time to
25 share a little bit more about that.

1 MR. WARNER: Hi. Dahn Warner with the applicant. And
2 we are working with Commissioner Padro, who is the ANC -- one of
3 the ANCs for this district, and we've worked with him in the past
4 to plan and create and install a public art installation at
5 another building, and we plan to do the same thing with him here,
6 working with the DC Commission of Fine Arts through their grant
7 process, and then implementing it when we open the building.

8 COMMISSIONER IMAMURA: Perfect. Thank you, Mr. Warner.
9 I appreciate the response. Mr. Chairman, I yield back.

10 CHAIRMAN HOOD: Thank you very much, Commissioner
11 Imamura. Commissioner Wright.

12 COMMISSIONER WRIGHT: Thank you. I was going to ask
13 about (indiscernible) as well. I know that that is not something
14 that we have -- really have jurisdiction over, as we would, you
15 know, if this was a PUD, for example, but it sounds like it's
16 something that you're working cooperatively with the ANC on.
17 And, you know, again, you have a good -- it seems a good track
18 record of working cooperatively with the ANC, so I'm sure that
19 this will be the same. I really don't have any other questions.
20 I think it's a great project to create more affordable housing
21 near transit. It sounds like you have -- I've looked at your
22 relocation plan. It seems like it is very detailed and very well
23 thought out, and, you know, I appreciate the effort that has been
24 put into that, and so that's really all. I think it's a great
25 project. I don't have any other questions.

1 CHAIRMAN HOOD: Okay. Thank you, Commissioner Wright.
2 Commissioner Stidham.

3 COMMISSIONER STIDHAM: I align my comments with
4 Commissioner Imamura. I think it's a good project. The
5 presentation -- well, it's not a project, first of all. It's
6 always distracting when there is a project that comes attached --
7 not attached -- anyway, I'm babbling. I think that you did a
8 good presentation. I don't have any questions, and thank you.

9 CHAIRMAN HOOD: Vice Chair Miller.

10 VICE CHAIR MILLER: Thank you, Mr. Chairman, and thank
11 you to the Lincoln Westmoreland -- if I got the name right --
12 application -- applicant team for your thorough presentation this
13 evening and the exhibits that you provided and responses
14 from -- to our own comments at the setdown hearing, and OP's
15 comments as well, and the community and tenant engagement that
16 you've had, obviously, throughout this process.

17 The 71 units -- there's 71 units currently there, and
18 they're currently occupied. And where are these -- I'm not sure
19 I thoroughly reviewed the relocation plan. Where are they going
20 to go during construction?

21 MR. WARNER: We will work individually with every
22 resident to relocate them to a nearby comparable home and
23 including consideration of school district requirements and other
24 work commuting requirements that they might have, so we will have
25 a relocation coordinator whose full-time job it will be to make

1 | sure these residents end up in an appropriate -- and consistent
2 | with our with our guarantees to them -- place.

3 | VICE CHAIR MILLER: Well, thank you for that. I -- you
4 | know, as others have said, I said -- and I appreciate the comments
5 | and share the comments of my colleagues -- this -- there's no
6 | project before us, but this, obviously, facilitates -- the map
7 | amendment facilitates a project, and our standard of review is
8 | the not inconsistent with the Comprehensive Plan, and, certainly,
9 | the MU-10 zoning is much more consistent with the mixed-use,
10 | medium-density Future Land Use Map Comp Plan designation --
11 | density designation than the -- than the current RA-2, which was
12 | consistent with the previous moderate-density designation before
13 | it was changed by the Mayor and Council in the last Comp Plan
14 | amendment cycle, so I appreciate all that.

15 | The affordability level -- so we're not talking about
16 | the project, but there is a project, obviously, associated with
17 | it. What is the affordability level of the current tenants, and
18 | what is the proposed all-affordable -- it's very commendable --
19 | 200 -- over 200 units, as opposed to the 71 or whatever that are
20 | there now -- what's the affordability level that you're looking
21 | at and the -- and the status of the funding subsidies that you're
22 | seeking from the District or from Federal LIHTC? What's the
23 | status of the -- of that, if you can just briefly enlighten me
24 | on that?

25 | MR. WARNER: Sure. We are planning affordability

1 ranging from 30 percent of AMI to 80 percent of AMI, consistent
2 with what the Department of Housing and Community Development
3 prioritizes in their scoring rubric for affordable housing for
4 the low-income housing tax credits you just mentioned, and we are
5 under consideration right now with that Department for those tax
6 credits and for additional subsidies.

7 We've been given a green light on a small part of the
8 financing, the state low-income housing tax credits, and we're
9 continuing to apply with DHCD for gap financing and other
10 subsidies, including a local rent supplement program. And the
11 current affordability of the population -- the current income
12 range of the population is generally also -- everyone is under
13 80 percent of AMI. There are a couple of exceptions that we
14 would work with throughout the process, and those folks are
15 guaranteed return to their apartments as well -- to the site as
16 well, once it's finished. And we will work with income averaging,
17 in order to qualify for all the subsidies that we plan to apply
18 for and obtain.

19 VICE CHAIR MILLER: Well, good luck with getting those
20 financing.

21 MR. WARNER: We need it. thank you.

22 VICE CHAIR MILLER: It's -- there are limited resources
23 and they need to be more -- much more, obviously, than are being
24 provided, given the housing -- affordable housing shortage in the
25 city. I'm not sure I have any other questions.

1 The public plaza you described as an amenity, but, as
2 I recall, in the MU-10 zoning, it's actually a requirement, I
3 think, that there be a public plaza. I'm not sure if that -- it
4 should be, but the zoning regulations, I think, currently require
5 that. How much square footage is that and what's contemplated
6 in that courtyard?

7 MR. WARNER: Well, we're still at the early planning
8 stage, but it's approximately 20,000 -- 10, 15,000 square feet,
9 I believe, or more, and the intention is for it to be green space
10 and to have an art feature. We mentioned a water feature, as
11 well, that might be integrated with the art feature, and, in
12 consultation with OP and through this process, we are committed
13 to having the entire plaza be accessible to the public during
14 daylight hours -- during business hours.

15 VICE CHAIR MILLER: Well, that's great. So there's,
16 obviously, a lot of great features with the project that's being
17 facilitated by this map amendment, so I appreciate all your work
18 on it and your engagement with the tenants and the community and
19 your commitment to guarantee their right to return and relocate
20 nearby. So thank you all for your presentation tonight. That's
21 it, Mr. Chairman.

22 CHAIRMAN HOOD: Okay. Thank you. I won't be long.
23 I'll just say, I want to thank you as well. How I always feel
24 the pulse of these type of hearings, especially when you have
25 relocation, is the residents that come down, and I like -- I like

1 the openness that you all had. I looked at the letter where you
2 was informing them that you were coming in front of the Zoning
3 Commission, your application was doing this -- you know, you kept
4 them detailed, at least from the record I see, and I think that's
5 very important, and I think that's why we don't have a lot of
6 folks down here concerned and complaining, because they have
7 confidence in what you have presented to them, so we appreciate
8 that. And then when I heard that you met with Reverend Nutall,
9 who's a well-known pastor here in the city and well known, that
10 means a lot as well. So that church environment and everything
11 you've done, I think you've all done your due diligence. So,
12 with that, I would add to what my colleagues have said and commend
13 you on where we are, and good luck as you continue to move
14 forward. I don't have -- necessarily have any questions. Anybody
15 have any follow-up questions or comments?

16 (No response.)

17 CHAIRMAN HOOD: Okay. Ms. Schellin, do we have anyone
18 here from 2G? Oh, I do have one question. Is Commissioner Padro
19 the Single Member District Commissioner?

20 MR. WARNER: He is not.

21 CHAIRMAN HOOD: Okay. But are you working --

22 MR. WARNER: He's not. We have worked closely with
23 Howard Garrett as well, who is the SMD for that area.

24 CHAIRMAN HOOD: Okay. All right. All right. Well,
25 I'm going to stay out of ANC business. I just wanted to make

1 | sure that he was engaged too. I don't want -- we don't want to
2 | cause any conflicts or problems. And I know Commissioner Padro.
3 | I'm not sure of the other Commissioner, but we want to make sure,
4 | if that's his district, we don't want to have any problems, but
5 | I'm going to leave that alone, because it seems like everything's
6 | going well, and I'm not going to mess it up here, so thank you.
7 | Ms. Schellin, do we have anyone from ANC 2G?

8 | MS. SCHELLIN: No, sir.

9 | CHAIRMAN HOOD: Okay. Let's go to -- I think we have
10 | someone from the Office of Attorney General, correct?

11 | MS. SCHELLIN: We do. Noelle Wurst.

12 | CHAIRMAN HOOD: Okay. Ms. Wurst, good afternoon. You
13 | can go right ahead.

14 | MS. WURST: One moment. There we go. All right. Good
15 | evening, Commissioners and members of the public. My name
16 | is -- oh, here, I'll give Paul a second.

17 | (OAG's PowerPoint presentation shared on the screen.)

18 | MS. WURST: Thank you. All right. Good evening,
19 | Commissioners and members of the public. My name is Noelle Wurst,
20 | and I am testifying here in support of the proposed map amendment
21 | on behalf of the Office of the Attorney General. These slides
22 | may be found at Exhibit 26, and our corresponding written
23 | testimony may be found at Exhibit 22.

24 | Next please. So, tonight, OAG does recommend that the
25 | Zoning Commission approve the proposed map amendment. Since

1 rezoning from the RA-2 zone to the MU-10 zone, which just about
2 triples the allowable on-site residential density, it's
3 consistent with the Comp Plan's policy supporting increased
4 density for housing, affordable housing near transit, and racial
5 equity in the District.

6 Next please. So there are three main categories of
7 Comprehensive Plan policies that this Map amendment supports, you
8 know, the first being -- addressing the District's affordable
9 housing crisis. Rising housing costs, you know, as the
10 Comprehensive Plan sets out, which are -- which is driven by
11 rising demand, is considered one of the most pressing and critical
12 issues facing the District, and these have resulted in a crisis
13 of affordability Districtwide. The Comp Plan also encouraged the
14 use of zoning processes and incentives, such as the map amendment
15 process, to raise by-height and density limits, and, in turn,
16 this increased density would support greater affordable housing
17 set-asides and a greater supply of housing, in general.
18 Specifically, the Near Northwest Area Element seeks to preserve
19 existing affordable housing in the Shaw neighborhood and produce
20 new units on underutilized or future development sites.

21 The second category here is addressing the need for
22 more housing around Metro stations. The Comp Plan calls for new
23 housing -- or new affordable and market-rate housing to be
24 located near Metrorail stations. This would afford -- this would
25 increase the affordability of these units by reducing residents'

1 transportation costs, including the need for a car in the first
2 place, and so it frees up their disposable income for other needs
3 and living expenses. Locating new housing, both affordable and
4 market-rate, near these stations supports and enhances
5 neighborhood-serving retail with the increased pedestrian traffic
6 that they supply.

7 And the third category here is addressing historic
8 patterns of exclusion and racial equity in the District. The
9 Comp Plan makes clear that the consideration and implementation
10 of its housing and affordable housing goals should promote racial
11 equity. The Comp Plan's Housing Element states that more deeply
12 affordable housing production and preservation is needed to
13 advance racial equity and housing, because of the District's
14 racial income gap. And the significant gap in home ownership
15 brought about by this wealth gap between white households and
16 households of color is considered the result of historic systemic
17 practices, such as redlining, racial covenants, so on and so
18 forth, restricted wealth building opportunities for communities
19 of color, and the creation of highly segregated development
20 patterns. And this is especially important in such a, you know,
21 powerful cultural hub, such as the Shaw neighborhood.

22 Next please. So moving on to the Comprehensive Plan's
23 maps, the FLUM designation for the map amendment site calls for
24 medium-density, mixed-use development; whereas, its current zone
25 is just RA-2, which is quite a bit less dense than what the FLUM

1 category calls for, and this would ultimately support new housing
2 and affordable housing that -- oh sorry; pardon me.
3 Specifically -- the Comp Plan specifically identifies this
4 proposed MU-10 zone as consistent with this designation. And,
5 speaking further of increasing housing and affordable housing
6 onsite, the GPM similarly supports this goal, designating the
7 property as a Neighborhood Enhancement Area that furthermore
8 encourages, you know, inclusivity, access to amenities on the
9 site, and the reduction of displacement risk to current
10 residents.

11 Next please. So, besides the Comprehensive Plan and
12 its maps, there's also a trio of planning documents that helps,
13 you know, inform housing policies affecting the site and also
14 supports the proposed map amendments. So, first of all, the 2019
15 Housing Equity Report, which established interim goals to be met
16 by 2025, but, of course, you know, with the final long-term goal
17 being a certain amount of affordability by 2050, assigned the
18 Near Northwest Planning Area an interim goal of about 1,250 units.
19 Up to this point, though the interim 2025 deadline has passed,
20 the Planning Area has only produced about a third of its target,
21 which makes proposals such as this especially significant in
22 giving it that that boost it needs.

23 Next, the DUKE Framework Plan, which covers the greater
24 Shaw and U Street areas, calls to take advantage of transit-
25 oriented development by maximizing the density and intensity of

1 land development, and, likewise, it calls for about 20 to 30
2 percent affordable housing in this area. At the same time, it
3 does acknowledge that, as further community reinvestment and
4 development continues, long-term residents, especially low-
5 income renters, may find it difficult to stay in the area. And,
6 as the applicant noted earlier, this plan is about 20 years old
7 at this point, but we can see these concerns are echoed even
8 through today.

9 Now, finally, the Convention Center Area Strategic
10 Development Plan, which also includes the Shaw neighborhood,
11 likewise calls to increase affordable housing, locate multiunit
12 buildings in areas already zoned for greater density, and
13 concentrate these multiunit buildings in areas with access to
14 mass transit. It also, you know, designates the site as part of
15 a transit-oriented housing sub area, which specifically
16 encourages mixed-income residential development and the
17 redevelopment of affordable housing units. So, read together,
18 the Comp Plan and these other relevant planning documents
19 establish the importance of providing affordable housing in the
20 Shaw neighborhood in the larger context of transit-oriented
21 development and racial equity.

22 Next please. Yeah. And, finally, there are a few
23 important, you know, contextual points about the Shaw
24 neighborhood that the map amendment helps support. You know,
25 first of all, the site is located in close proximity to the Shaw-

1 Howard University and the U Street Metrorail stations and two
2 Priority Metrobus routes, and these are key transit nodes. And,
3 of course, supporting that development of housing is the
4 implementation of IZ Plus, which IZ Plus would insure that future
5 development onsite remains affordable, regardless of any future
6 projects, you know, exact unit affordability mix.

7 And, thirdly, of course, the map amendment can play a
8 key role in supporting racial equity in this vibrant, cultural
9 hub, you know, for both DC's Black residents and other communities
10 of color. At the same time, many Black residents in the Near
11 Northwest Planning Area face displacement, since the median
12 household income in this area is about a third of that of White
13 residents at this point.

14 And here is where the Comprehensive Plan acknowledges
15 that the sharp rise in housing prices in Shaw, coupled with the
16 declining percentage affordable -- of affordable housing units,
17 in addition to, you know, this income and wealth disparity, poses
18 a significant displacement risk, especially for older and lower-
19 income residents.

20 So, taking all of these together, allowing the
21 conditions for an all-affordable housing development could allow
22 many long-term -- long-time, long-term Shaw residents to remain
23 in their community, thus mitigating the risk of displacement.
24 You know, in turn, this would help meet the area's long-term
25 future development and housing goals and bolster the ability of

1 residents to weather economic changes in the meantime.

2 Next please. So, again, OAG recommends that the Zoning
3 Commission approve the proposed map amendment with IZ Plus. Doing
4 so will meaningfully advance the Comprehensive Plan's vision for
5 a more equitable and inclusive city by allowing the site to
6 provide a much higher level of affordable housing that will help
7 mitigate the displacement impacts in the Shaw neighborhood.
8 That's all, so thank you, and I would be happy to take any
9 questions you might have.

10 CHAIRMAN HOOD: Okay. Thank you, Ms. Wurst. Let's see
11 if we have any questions. I'm looking at my colleagues. Anybody
12 have any questions? Vice Chair Miller.

13 VICE CHAIR MILLER: No questions. I just wanted to
14 thank Noelle Wurst and OAG for -- we always welcome your very
15 thoughtful comments on zoning cases. I haven't seen you in a
16 little while. Maybe I'll see you live, in person, someday,
17 instead of virtually, but it's good to see you, so thank you for
18 your comments.

19 MS. WURST: Thank you, Commissioner.

20 CHAIRMAN HOOD: All right. Again, thank you. Let's
21 see if -- you've been away so long, Ms. Wurst, I'm trying to
22 remember -- well, I'm going to do it anyway. Mr. Kadlecek, did
23 you have any cross? I don't know if I do this, but do you have
24 any cross for Ms. Wurst?

25 MR. KADLECEK: No questions. Thank you.

1 CHAIRMAN HOOD: Okay. All right. And, again, I don't
2 think we have anyone representing the ANC, or do we, Ms. Schellin?

3 MS. SCHELLIN: No, sir.

4 CHAIRMAN HOOD: Okay. All right. Well, thank you, Ms.
5 Wurst. We appreciate you all taking the time and presenting your
6 report, so thank you.

7 MS. WURST: Yes.

8 CHAIRMAN HOOD: All right. Ms. Schellin, do we have
9 anyone from DDOT?

10 MS. SCHELLIN: Yes, we do.

11 CHAIRMAN HOOD: Let's bring DDOT up.

12 MS. SCHELLIN: I'm sorry. No, we do not.

13 CHAIRMAN HOOD: Okay.

14 MS. SCHELLIN: It doesn't look like DDOT signed up.
15 I've got two OP people, and that's it.

16 CHAIRMAN HOOD: Okay. Well, we know DDOT's letter --
17 they support with -- I think they had some issues -- not
18 necessarily issues, but they supported -- overall, they supported
19 with the continuum of work. Vice Chair Miller, can you get ready
20 for the ANC report, if you could when do we get there, because I
21 don't think we have anyone from the ANC. Okay. Let's go to the
22 Office of Planning. Do we have Ms. Brown-Roberts? Oh, okay. We
23 have Mr. --

24 MR. ISAIAH: Thank you Mr. Chairman. For the record,
25 this is Philip Isaiah on behalf of the Office of Planning.

1 CHAIRMAN HOOD: -- Isaiah.

2 MR. ISIAHAH: Yes. The Office of Planning recommends
3 approval of the proposed map amendment application from the RA-
4 2 zone to the MU-10 zone with IZ Plus. OP finds that the proposed
5 map amendment is not inconsistent with the 2021 Comprehensive
6 Plan, the Near Northwest Planning Area, or the Small Area Plans.
7 The Future Land Use Map designates the lot to be medium-density
8 residential and medium-density commercial. This dual designation
9 on the site calls for a mix of uses containing ground-floor non-
10 residential uses with retail uses above, which can be achieved
11 with the MU-10 zone.

12 The Generalized Policy Map designates the subject
13 property as a Neighborhood Enhancement Area, promoting mixed-use
14 infill development, which can also be achieved by the MU-10 zone.
15 The DUKE Development Framework for Greater Shaw and U Street
16 Small Area Plan and the Convention Center Area Strategic
17 Development Small Area Plan both called to maximize affordable
18 transit-oriented development potential specifically by using the
19 zoning regulations as a tool. The site's adjacency to the Shaw
20 Metro Station entrance, therefore, warrants the greatest FAR and
21 height that is recommended by the Comprehensive Plan, which
22 corresponds to the MU-10 zone. The Near Northwest Planning Area
23 in which the subject property is located lags in affordable
24 housing production, as defined in the Mayor's 2025 housing equity
25 goals. As such, OP staff finds that the IZ Plus requirement is

1 appropriate and applicable.

2 When viewed for -- when viewed from a racial equity
3 lens, OP staff does not anticipate direct displacement from the
4 subject map amendment, as the applicant has stated that tenants
5 will be permitted to return upon delivery of the new units on a
6 one-to-one basis, and the applicant has provided additional
7 information regarding tenant communications and the relocation
8 and return process to the Commission. The subject map amendment
9 would, therefore, facilitate the creation of fully affordable new
10 transit-oriented housing developments for the neighborhood that
11 is not inconsistent with existing Comprehensive Plan policies,
12 and, as such, staff recommends approval of the subject map
13 amendment application. Thank you, Mr. Chairman, and I am
14 available for questions.

15 CHAIRMAN HOOD: Thank you, Mr. Isaiah. Very well done
16 report. Let's see if we have any questions or comments. Anybody?
17 Just looking. Anybody?

18 VICE CHAIR MILLER: No questions or comments, but you
19 know I have to say thank you --

20 CHAIRMAN HOOD: I need you to do that, so go right
21 ahead.

22 VICE CHAIR MILLER: -- to Mr. Isaiah for his very
23 comprehensive presentation and report on behalf of the Office of
24 Planning. Thank you.

25 CHAIRMAN HOOD: And thank you, Vice Chair Miller,

1 | because when I go back in front of the Council, I'm going to make
2 | sure that they know that you always thank everybody, regardless.

3 | VICE CHAIR MILLER: And I always -- and I do it for
4 | people who oppose what's before us, as well, although that's not
5 | always acknowledged.

6 | CHAIRMAN HOOD: Right. Right. Mr. Isaiah, thank you.
7 | I did have one quick question. I'm just trying to figure out,
8 | from a planning perspective -- and I'm asking not necessarily
9 | germane to this case, but the DUKE Plan been around for a long
10 | time. Does it ever get updated or how does that -- or maybe I
11 | need to -- I don't know. Could you help me with that?

12 | MR. ISAIAH: My understanding is that Comprehensive
13 | Plans, as done by our Neighborhood Planning Team, go through the
14 | District Council whenever any either updates or replacements are
15 | mandated. I will note that the Office of Planning is currently
16 | looking into the Comprehensive Plan for DC 2050 and that would,
17 | therefore, beget considerations of all different types of Small
18 | Area Plans throughout the District, which could be presented to
19 | the Council.

20 | CHAIRMAN HOOD: So that DUKE plan will be updated when
21 | the Comp Plan is updated.

22 | MR. ISAIAH: We are -- the Office of Planning is looking
23 | throughout the District. It was also waiting until the DC 2050
24 | is adopted by the -- District Council and the Mayor before just
25 | proceeding on any updates to Small Area Plans.

1 CHAIRMAN HOOD: Okay. Yeah, I get the Small Area Plans,
2 and I get that, but it seems like the DUKE Plan just been around
3 as long as I have, so I'm just curious of how that works, but
4 thank you, Mr. Isaiah. I appreciate it. Let's see if -- Mr.
5 Kadlecek, you have any questions of the Office of Planning?

6 MR. KADLECEK: No. Thank you.

7 CHAIRMAN HOOD: Okay. And, again, I don't think we
8 have anyone from the ANC. So thank you, Mr. Isaiah. We
9 appreciate your report. All right. Ms. Schellin, do we have --
10 who am I missing? Do we have anyone who's here in support,
11 opposition, or undeclared?

12 MS. SCHELLIN: Let's see, we have -- let me refresh it,
13 because we had no one, but let's double-check, and we still have
14 no one in any category.

15 CHAIRMAN HOOD: Okay. All right. Thank you. Mr.
16 Kadlecek, do you have any closing?

17 MR. KADLECEK: I'd just like to thank the Commission
18 for their time.

19 VICE CHAIR MILLER: Do you want me to read the ANC
20 letter, Mr. Chairman?

21 CHAIRMAN HOOD: Oh, oh, please do. I do not want to
22 leave out the ANC. They don't get paid and they work hard.

23 VICE CHAIR MILLER: I've got it right here.

24 Go right ahead. Go right ahead. Excuse me. I'm
25 sorry. Go ahead.

1 VICE CHAIR MILLER: Okay. Yeah, I'm old school. I got
2 my printed paper exhibits. At Exhibit Number 20, we have a letter
3 from Advisory Neighborhood Commission 2G, dated June 22, 2026,
4 to the Zoning Commission, saying that the ANC voted -- it's from
5 Steven McCarty -- signed by Steven McCarty, the Chair of ANC 2G,
6 saying that they unanimously voted to support this map amendment,
7 and they encouraged the public art aspect as part of the project
8 facilitated by the map amendment, as we previously discussed, but
9 it was a unanimous six-to-zero vote in support of this map
10 amendment.

11 CHAIRMAN HOOD: Okay. Thank you, Vice Chair, and thank
12 you for reminding me. I didn't want to -- I never want to
13 overlook the ANCs. Okay. So thanks again. Mr. Kadlecsek, do
14 you have any closing? I'm supposed to ask if you have any
15 rebuttal or closing, but I haven't heard nothing to rebut, but
16 do you have any closing or rebuttal? I'll just say that.

17 MR. KADLECEK: I'd just like to thank the Commission
18 for your time this afternoon and look forward to the Commission
19 proceeding with this map amendment application. Thank you.

20 CHAIRMAN HOOD: Okay. Thank you. I think -- Ms.
21 Schellin, this is -- this is a one-vote -- this is one vote or
22 two votes? It's two votes. Okay.

23 MS. SCHELLIN: Two votes, yes.

24 CHAIRMAN HOOD: All right. I know we didn't ask for
25 anything, so that's out -- off the table. So, look, colleagues,

1 I think this is pretty straightforward. You know, the record
2 speaks for itself, but I'll open it up to anyone, if anyone has
3 anything to deliberate upon. I don't know if we do, but, if we
4 don't, I'm going ask Commissioner Imamura to make a motion.

5 COMMISSIONER IMAMURA: All right. Thank you, Mr.
6 Chairman. I'd be glad to make the motion. I move that the Zoning
7 Commission take proposed action for Case Number 26-01, LWH 801 R
8 LLC, map amendment from the RA-2 to MU-10 at Square 395, Lot 55,
9 that's at 801 to 811 R Street Northwest, to include IZ Plus, and
10 ask for a second.

11 COMMISSIONER STIDHAM: Second.

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

14 (No response.)

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

17 MS. SCHELLIN: Commissioner -- excuse me --
18 Commissioner Imamura.

19 COMMISSIONER IMAMURA: Yes.

20 MS. SCHELLIN: Commissioner Stidham.

21 COMMISSIONER STIDHAM: Yes.

22 MS. SCHELLIN: Commissioner Hood.

23 CHAIRMAN HOOD: Yes.

24 MS. SCHELLIN: Commissioner Miller.

25 VICE CHAIR MILLER: Yes.

1 MS. SCHELLIN: And Commissioner Wright.

2 COMMISSIONER WRIGHT: Yes.

3 MS. SCHELLIN: The vote is five to zero to zero to
4 approve proposed action in Zoning Commission Case Number 26-01,
5 and if we could get the applicant to provide a draft order within
6 two weeks, that would be great.

7 CHAIRMAN HOOD: Okay. Thank you. Ms. Schellin, do we
8 have anything else before us?

9 MS. SCHELLIN: No, sir.

10 CHAIRMAN HOOD: Okay. Before I close it out --

11 MS. SCHELLIN: The record is closed, other than that.

12 CHAIRMAN HOOD: Okay. Before our I close it out, I
13 want to thank -- well, the Zoning Commission will meet again on
14 July the 23rd at four p.m. on these same platforms, Zoning
15 Commission Case Number 16-18L, Georgetown University and National
16 Park Service, and we'll meet on these same platforms. Again, I
17 want to commend this applicant for all the work that you all have
18 done and the Council. And, with that, unless there's anything
19 else, this hearing is adjourned. Thanks, everybody.

20 (Whereupon, the above-entitled public hearing
21 adjourned at 4:54 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 - Case No. 26-01

Before: DC Zoning Commission

Date: 07-20-26

Place: Webex Videoconference

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



Deborah B. Gauthier