

GOVERNMENT OF
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

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REGULAR PUBLIC HEARING
CASE NO. 26-02

+ + + + +

THURSDAY

OCTOBER 1, 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
CHRISTINE BRUINS, Commissioner

OFFICE OF ZONING STAFF PRESENT:

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

OFFICE OF ZONING LEGAL DIVISION STAFF PRESENT:

JACOB RITTING, ESQUIRE

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ALSO PRESENT:

MARTIN P. SULLIVAN, ESQUIRE, Sullivan and Barros, LLP
JOHN B. LYMAN, DC Office of Attorney General
JOSHUA MITCHUM, DC Office of Planning
MAXINE BROWN-ROBERTS, DC Office of Planning
FRANCOIS BARRILLEAUX, Commissioner, ANC 1B
THADDEUS WILLIAMS, DC Gamers

The transcript constitutes the minutes from the
Regular Public Hearing held on October 1, 2026.

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

Case No. 26-02
639 Florida Ave, LLC, 641 Florida Avenue, LLC,
645 Florida Avenue, LLC, and Hodayoun Yeroushalmi

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

(4:00 p.m.)

CHAIRMAN HOOD: Good afternoon, ladies and gentlemen. We are convening and broadcasting this public hearing by videoconferencing. My name is Anthony Hood, and I'm joined by Vice Chair Miller, Commissioners Wright, Imamura, and Bruins. We're also joined by the Office of Zoning Staff, Ms. Sharon Schellin, as well as the Office of -- and also Mr. Paul Young, who will be handling all of our virtual operations, and Mr. Jacob Ritting, who is our Office of Zoning legal counsel. 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 by a court reporter and is also webcast live via Webex and YouTube Live. The video will be available on the Office of Zoning's website after the hearing. Accordingly, all those listening on Webex or by phone will be muted during the hearing and only those who have signed up to 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 to testify must sign up in advance and will be called by name at
2 the appropriate time. At the time of sign-up, all participants
3 will complete the oath or affirmation required by Subtitle Z-
4 408.7. If you wish to file written testimony or additional
5 supporting documents during the hearing, then please be prepared
6 to describe and discuss it at the time of your -- time of your
7 request when testifying.

8 The hearing will be conducted in accordance with the
9 provisions of 11-Z DCMR, Chapter 4, as follows: preliminary
10 matters; the applicant's case -- the applicant has up to 60
11 minutes; I believe they're going to take no more than 15 minutes
12 this evening -- report of government agencies; and report of the
13 Department of Transportation; report of the Office of Planning;
14 and report of the ANC -- in this case, it's ANC 1B -- we have
15 testimony of organizations and individuals, each having five and
16 three minutes, respectively; and we will hear in the order from
17 those in support, opposition, and undeclared; then we'll have
18 rebuttal and closing by the applicant.

19 At this time, the Commission will consider any
20 preliminary matters. Before I do that, this evening, the Zoning
21 Commission Case Number is 26-02, 639 Florida Avenue, LLC; 641
22 Florida Avenue, LLC; 645 Florida Avenue, LLC; and Homayoun --
23 well, I'm going to mess that up, but it's a map amendment from
24 the PDR -- if you -- if you look online, they'll have that out;
25 somebody else will help me with that pronunciation -- map

1 amendment from the PDR-3 to MU-8B at Square 3078, Lots 3319, 807,
2 810, 639, 641, 645, and 647 Florida Avenue Northwest. And, again,
3 today's date is October the 1st, 2026. At this time, the
4 Commission will consider any preliminary matters. Does the staff
5 have any preliminary matters?

6 MS. SCHELLIN: Yes, very briefly. I apologize for the
7 sunglasses. I moved to the sunroom and now the sun is gone, and,
8 with my foot situation, I can't walk fast enough to go get my
9 regular glasses before you guys started. So, in this case, very
10 quickly, there's a motion from the applicant where they posted
11 the property less than 40 days prior to the hearing, so that's
12 at Exhibit 19, if the Commission would just rule on that. They
13 posted the property 10 days less, so it was posted 30 days prior
14 to the hearing. The notice was mailed out 40 days prior that it
15 was posted on our website. They met with the ANC and, I'm sure,
16 community members, so there were other ways that notice was put
17 out. So I'd just ask the Commission to consider the waiver
18 request, and you can approve that by consensus or not, and it's
19 up to you. Thank you.

20 CHAIRMAN HOOD: Thank you, Ms. Schellin. You've heard
21 the request. Any objections to approving the waiver request?

22 (No response.)

23 CHAIRMAN HOOD: I think that the record is sufficient,
24 from what I see here, so I think the due diligence has been done,
25 even though it was short of 10 days, but, anyway, anything else,

1 Ms. Schellin?

2 MS. SCHELLIN: Yes, very briefly. As you stated, the
3 applicant is planning a short presentation of about 10, 15
4 minutes. There didn't seem to be any opposition, at least at
5 the time I looked later this afternoon. ANC 1B submitted a report
6 in support at Exhibit 23. The Office of Planning submitted their
7 report in -- to approve with IZ Plus at Exhibit 20. DDOT
8 submitted their report at Exhibit 21, along with a supplemental
9 report at Exhibit 25, recommending no objection to the request.
10 And then OAG, at Exhibit 22, submitted a report at -- or a letter,
11 rather, recommending approval. No letters in opposition. One
12 letter in support, at Exhibit 18, from LeDroit Park Civic
13 Association. So I'm going to turn this over to you and let it
14 go. Thank you.

15 CHAIRMAN HOOD: Okay. Thank you, Ms. Schellin. Let's
16 bring up the counsel and the applicants, so we can get started.
17 And I'm going to try to pronounce this, but I'm going to ask the
18 applicant to help me; Homayoun Yeroushalmi. And I'm sure that --
19 I'm sure that one of my colleagues would have done a much better
20 job than I did. And I'm going to -- when we start asking
21 questions, I'm going to ask Commissioner Bruins to go first,
22 Commissioner Wright to go second, Commissioner Imamura, and then
23 the Vice Chair and myself will go last, unless I hear any
24 objections. I like to give advanced notice. All right. Mr.
25 Sullivan, good afternoon, and if you can help me with that, I

1 appreciate it. I'm the only one that needs help.

2 MR. SULLIVAN: Thank you, Mr. Chairman and
3 Commissioners. My name is Marty Sullivan with Sullivan and
4 Barros. I'll do the best I can. My client's name is Amir
5 Yeroushalmi, and he's the principal in the other -- in the LLCs,
6 as well, so he's effectively the owner of all the four properties.
7 And if you'd like me to go forward, if you could load the
8 PowerPoint, I'll give the presentation.

9 CHAIRMAN HOOD: Well, you can go ahead with your -- go
10 ahead with your presentation. We're good. Thank you.

11 (PowerPoint presentation was shared on the screen.)

12 MR. SULLIVAN: Thank you. So, again, you have the
13 addresses. The current zone is PDR-3, and the proposal is for
14 MU-8B. We originally filed as MU-10, and, frankly, the reason I
15 did that is because I saw what was done next door with MU-10,
16 and this land use designation translates to either MU-8 or MU-
17 10, and so I thought MU-10 made sense, because of that. But then
18 when we got to the community, particularly the LeDroit Park
19 Citizens Association, they informed us that that MU-10 was done
20 and with -- by Howard University, and they had agreements with
21 them where they would restrict, by separate covenant, the height
22 of those buildings to -- I think it was 65 feet, and so they
23 asked us if we would go ask for MU-8, rather than doing a similar
24 covenant, because that would be closer in height, so that would
25 be going from 100 maximum feet of height to 70, and the applicant

1 was happy to do that. And so that secured support from the ANC
2 and from the LPCA.

3 The current use is small-scale commercial uses. Next
4 slide please. There are the four buildings currently, and there's
5 one building on the edge that's not part of this application.

6 Next slide please. And the relationship with the
7 surrounding uses and zones; properties located adjacent to Howard
8 University campus and the hospital and nearby to restaurants and
9 commercial uses, mixed-use development and residential and
10 institutional uses. And the surrounding area was rezoned in Case
11 Number 24-01, as I mentioned, from PDR to MU-10. This is within
12 a short walking distance of the U Street/Cardozo Metro and Shaw-
13 Howard University Metro Stations, plus multiple WMATA bus routes.

14 Next slide please. The request is to rezone the
15 property from PDR-3 to MU-8B. MU-8B is consistent with the
16 property's medium-density residential and medium-density
17 commercial Future Land Use Map designations, which allows mixed-
18 use development, including housing and affordable housing where
19 PDR zoning, of course, does not currently permit residential use.
20 No specific development is proposed at this time.

21 The property is owned by Mr. Yeroushalmi. He's owned
22 it for some time, and this isn't part of any development deal
23 yet. He's just taking the opportunity to get the zone aligned
24 with the Comp Plan. As mentioned, it was originally filed as
25 MU-10, revised to MU-8B at the request of ANC 1B and the LeDroit

1 Park Citizens Association. ANC 1B is in support. LeDroit Park
2 Civic Association has also filed a letter in support. I noticed
3 there was a new letter in support from, I assume, some neighbors
4 that was filed just yesterday as well. The Office of Planning
5 is recommending approval, stating that it's not inconsistent with
6 the Comprehensive Plan and the Mid-City Area Element and DUKE
7 Plan. DDOT has no objection.

8 Next slide please. This is the difference between PDR-
9 3 and MU-8B. The FAR doesn't change too much, of course; it's
10 the use that changes significantly. Total FAR permitted will be
11 5.0, and 6.0 for IZ, with up to 4.0 of that number being permitted
12 for non-residential permitted uses. Rear-yard requirement is the
13 same. The height is lowered -- maximum height, and, again, the
14 maximum height would have been a hundred feet under the MU-8B,
15 and no change -- there is no lot occupancy requirement.

16 Also, I'll note in the ANC there was one abstention,
17 and I don't know if the ANC's providing testimony or not today,
18 but that abstention was from somebody who wanted us to keep the
19 MU-10, so they didn't have an issue with the approval of the MU-
20 8, but they wanted more housing in a taller building, I believe.

21 Next slide please. Future Land Use Map consistency.
22 The Future Land Use Map designates the property as a mix of
23 medium-density residential and medium-density commercial. And
24 the medium-density commercial translates to 4.0 to 6.0 FAR, and
25 the Comp Plan expressly identifies MU-8 and MU-10 as consistent

1 with this category, and the office planning has also confirmed
2 that MU-8B is not inconsistent with the FLUM Map.

3 Next slide please. On the Generalized Policy Map
4 consistency, traditional commercial corridors with older
5 storefronts, a pedestrian-oriented environment and upper-story
6 residential or office uses. Underutilized corridors should be
7 enhanced to foster economic and housing opportunities and support
8 transit. And the MU-8B permits ground-floor commercial with
9 upper-story residential at a scale appropriate for a Main Street
10 Corridor.

11 Next slide please. For the Mid-City Area Element,
12 these are the items. I won't recite them. It's in the statement,
13 and you see it here. These are the Mid-City Area Elements
14 satisfied by this proposal.

15 Next slide please. And other citywide elements apply
16 also. It's a small PDR site with no industrial activity in
17 decades, close to Metrorail, and amid established neighborhoods,
18 which is where the Comp Plan supports rezoning industrial land.
19 It also advances development around Metro stations and along
20 corridors. Transportation; as noted, very close to Metro
21 stations and WMATA stops. Housing; PDR-3 does not permit housing;
22 MU-8B does. Environmental protection; the future redevelopment
23 will comply with green building, GAR, and storm water standards.
24 And, as OP noted, no PDR activity has occurred on the site for
25 decades, and the 2021 FLUM Map redesignated it for residential

1 and commercial use. So, on balance, the amendment is not
2 inconsistent with the Comp Plan.

3 Next slide please. The racial equity tool analysis.
4 Next slide please. On this first slide, you see -- of the
5 elements from the Comprehensive Plan identified for this
6 application and in bold, you'll see the elements that are involved
7 in the racial equity crosswalk that touch on questions of racial
8 equity and viewing it through a racial lens.

9 Next slide please. Community outreach and engagement.
10 We've been to several ANC meetings and a couple LPCA meetings;
11 worked together with them. Again, their concern was the height
12 of the building, and the applicant was happy to lower the request
13 to MU-8B. It wasn't a question of that he needed a hundred feet
14 in height; it was just a question of, we thought MU-10 was
15 appropriate, because that was what was done next door, and, when
16 we discovered that there was a side agreement that lowered that
17 with the community and they requested that for us, he was more
18 than happy to lower that to 8B. Map amendment impacts. There's
19 no displacement; existing commercial tenants, no residents, no
20 immediate redevelopment plans right now. It will allow for new
21 housing, including IZ Plus affordable units, and supports
22 transit-oriented growth.

23 Next slide please. These are the criteria by which the
24 Commission shall evaluate through a racial equity lens. Direct
25 replacement; there's no displacement. There's only existing

1 commercial uses, no residents. Indirect replacement; this is new
2 housing supply, including IZ Plus affordable units, so it eases
3 pressure in the planning area. Regarding housing, it permits
4 residential use where none is allowed today and up to 30 units,
5 per DDOT's report, and affordable units under IZ Plus.

6 Under transportation, less than an eighth of a mile to
7 the first Metro station -- closest Metro station. And DDOT has
8 no objection and projects a minor decrease in vehicle trips.
9 Regarding the physical/built environment, the streetscape and
10 public space improvements with future redevelopment promised.
11 Ground-floor commercial space supports small and local businesses
12 and transit-accessible jobs. And, regarding the community,
13 there's been substantial outreach, which managed to change the
14 application, as noted, from MU-10 to 8B, supported by ANC 1B and
15 LPCA

16 Next slide please. And I think that's it for the
17 presentation. Thank you.

18 CHAIRMAN HOOD: Okay. Thank you very much, Mr. Sullivan
19 and team. We will ask our questions or comments. Let me start
20 off with Commissioner Bruins.

21 COMMISSIONER BRUINS: Yes. Thank you. And I know we
22 don't have a proposed project in front of us, but it is highly
23 inferred that one of the direct outcomes of this will be capacity
24 for additional housing, with some of that being affordable. And
25 I'm wondering what is the change from the current zone to the

1 proposed; how many additional units would be available by this
2 change?

3 MR. SULLIVAN: So the -- I don't know exactly how many
4 units would be proposed, but there's none available now, because
5 residential use is not -- new residential use is not permitted
6 in the PDR zone at all. So we'll be going from no units to --
7 DDOT mentioned 30 units. I think it probably could be more than
8 that. I haven't done an analysis, and he hasn't gotten that far
9 even, but it's a pretty high FAR number. I believe it was 4.0
10 or 5.0. I'm sorry. It's on the slide presentation, but I
11 don't -- so the change was total 5.0, 6.0 with so with IZ, so
12 it's a high-density FAR number, so a significant amount of
13 additional housing would be provided.

14 COMMISSIONER BRUINS: Okay. And there are existing
15 retail -- or not retail, but commercial uses in these four
16 buildings. What will the impact of this be to those businesses?

17 MR. SULLIVAN: Nothing immediately. My understanding
18 is that they would all -- they're all currently within lease
19 terms that would likely expire before redevelopment would take
20 place.

21 COMMISSIONER BRUINS: Okay. And I don't know if you can
22 speak to this at all, but, in your community outreach, this block
23 was subject to a bit of controversy in the recent past. There's
24 a business immediately across the street that plays go-go music
25 from an outdoor speaker, and there's been new development --

1 residential development on the block, where you have new
2 residents coming into the neighborhood. You have this existing
3 business that plays music at a loud volume all day and night,
4 and there was some tension about preserving the area's DC
5 identity, the culture of that area, and these new housing units
6 coming in with the existing proposed zone being a bar, a hair
7 salon. There has been a problem with this amplified noise, but
8 did you reach out or talk at all about that? Do you know what
9 I'm talking about; that corner where the music is playing, and,
10 you know, what this might mean for them continuing to do that?
11 It's pretty popular on that block.

12 MR. SULLIVAN: No, I'm sorry. Actually, I don't have
13 any idea about that. We've had -- I've been to four meetings
14 and that -- nothing was ever raised at any of those meetings by
15 LPCA or the ANC. The only thing mentioned, in relation to across
16 the street, was that, with their request to lower it to MU-8B,
17 they saw that as more aligned with the historic district, which
18 is across the street, that we're not in, so that was the only
19 thing where they brought up anything with across the street. The
20 primary concern was the height of the building.

21 COMMISSIONER BRUINS: Okay.

22 MR. SULLIVAN: It was almost the exclusive concern, I
23 would say, because once we agreed to lower that, it was full
24 support at that point.

25 COMMISSIONER BRUINS: Okay. Understood. Those were

1 my only questions. Thank you.

2 CHAIRMAN HOOD: Thank you. Those were some good
3 questions, and the organization is "Don't Mute DC", but we ain't
4 going to mess with Don't Mute DC.

5 COMMISSIONER BRUINS: Keep that music playing.

6 CHAIRMAN HOOD: Well they don't play it at night, but
7 I agree, don't mute DC. I'm along with that organization, but
8 I'm sure they'll work that out, and I'm sure Commissioner
9 Wright -- she loves go-go, so Commissioner Wright.

10 COMMISSIONER WRIGHT: I do, I do, so keep the music
11 going. Yeah. No, I mean, I think this is a fairly
12 straightforward rezoning. It is -- appears to be in concert with
13 the Comp Plan and the Future Land Use Map. And I'm glad that
14 the applicant has worked closely with the community, which
15 resulted in a slightly different zoning proposal. You know, I
16 think, again, there's a lot of discussion about retaining PDR
17 industrial land in the city, but I honestly do not think that
18 the intent of that discussion was to retain and have an industrial
19 use that would essentially be along this, you know, very vibrant
20 mixed-use corridor that has commercial, retail, residential,
21 institutional uses with Howard, and so I think that I'm not at
22 all uncomfortable that, on balance, losing this particular piece
23 of PDR zoned land -- I'm not concerned that that's problematic,
24 and I think that the proposed zone, the MU-8B, sounds like a good
25 solution. So I'm in support and would be happy to see this

1 rezoning move forward.

2 CHAIRMAN HOOD: Okay. Thank you, Commissioner Wright.
3 Commissioner Imamura.

4 COMMISSIONER IMAMURA: Thank you, Chair Hood. I align
5 myself with the comments of Commissioner Wright and appreciate
6 the questions asked by Commissioner Bruins. I also want to
7 comment on the slide deck. Appreciate the slide with the outreach
8 timeline. That was very helpful, as well as providing sort of
9 the backstory to give us a little more context, in terms of the
10 MU-10 versus the MU-8B and how that came about. That's something
11 that Commissioner Wright and Vice Chair Miller and I have
12 consistently asked for from applicants, so that we have a better
13 understanding of what was under consideration. Like Commissioner
14 Wright, I'm certainly supportive of this map amendment. I think
15 this could be a real benefit to the community, as it moves -- as
16 it moves forward.

17 And I think the only other comment that I will say
18 that's really not related to the case is that I also appreciate
19 the new branding of Sullivan and Barros. It looks good.

20 MR. SULLIVAN: Thank you.

21 CHAIRMAN HOOD: All right. Thank you. Vice Chair
22 Miller.

23 VICE CHAIR MILLER: Thank you. Very observant of
24 Commissioner Imamura. I was looking at the letterhead and seeing
25 what the rebranding was, and I still miss it, but, yeah,

1 | congratulations on that, whatever it was. Thank you for the
2 | presentation. And, yes, I agree with my colleagues' comments and
3 | appreciate their questions. The standard of review of a map
4 | amendment is, principally, the consistency with the Comprehensive
5 | Plan, and I think it's been demonstrated that the MU-8B zone is
6 | not inconsistent with the mixed-use medium-density -- medium-
7 | density commercial striping designation on the Future Land Use
8 | Map and the other -- the Main Street mixed-use corridor
9 | Generalized Policy Map designation, as well as all the other
10 | citywide and area element policies in the Comp Plan are all very
11 | supportive of this consistency with the Comp Plan.

12 | You said that the -- Mr. Sullivan, that the Future Land
13 | Use Map was redesignated in 20 -- the last Comp Plan -- approved
14 | Comp Plan amendment cycle. I think there's one pending, actually,
15 | before the Council now, but -- the 2021. What -- was it PDR
16 | previously on that, as a Future Land Use Map, if you know?

17 | MR. SULLIVAN: I think it was, in part, but I'm checking
18 | right now. Sorry. I was -- I hadn't anticipated that question.

19 | VICE CHAIR MILLER: Yeah. It might have been -- it
20 | might have been mixed-use with PDR in it, but the fact that it
21 | was taken out by the Mayor and Council in the Future Land Use
22 | Map, I think, is significant.

23 | MR. SULLIVAN: No, actually, it wasn't -- it wasn't PDR
24 | even then, so --

25 | VICE CHAIR MILLER: So what was the change; the density

1 was increased?

2 MR. SULLIVAN: It was an increase -- it was just an
3 increase in the -- in the designation.

4 VICE CHAIR MILLER: The density designation. Okay.
5 Well, thank you for that. And I think it is consistent with that
6 density designation, the MU-8B zoning, which will facilitate
7 housing that can't exist on the -- with the PDR zoning that is
8 there now and is a fairly substantial, for a small lot, amount
9 of housing in the appropriate percentage of affordable housing.
10 And, in this case, the Office of Planning has recommended IZ
11 Plus, which would be, generally, a doubling of the set-aside than
12 ordinary IZ. And I think the rationale for that makes sense.
13 Although they've hit one target, it hasn't hit the overall target.
14 And the need for housing in this area, including market rate and
15 affordable -- the demand for it is great, and that's good in this
16 economic climate, and this could fulfill that market and
17 affordable housing need. So I'm not sure I have any questions.
18 You tried -- three of the four buildings are very attractive, and
19 I was going to -- it looks like one of them was redone with that
20 all-brick facade, but -- and then that fifth one that isn't
21 included also has those attractive kind of historic elements,
22 although it's not in the historic district, you pointed out.
23 That's across the street. Which district is that?

24 MR. SULLIVAN: Arts.

25 VICE CHAIR MILLER: Arts.

1 MR. SULLIVAN: Yeah.

2 VICE CHAIR MILLER: So none of those -- none of the
3 three of the four that have those --

4 MR. SULLIVAN: I'm sorry. Greater U.

5 VICE CHAIR MILLER: Greater U.

6 MR. SULLIVAN: Greater U Street.

7 VICE CHAIR MILLER: Historic district, yeah. So
8 none -- and so none of those buildings, even though not being in
9 the historic district, haven't been designated in -- as historic
10 landmarks in any -- otherwise, have they?

11 MR. SULLIVAN: No.

12 VICE CHAIR MILLER: No. And the fifth one that's also
13 attractive -- you -- there was some communication, I think I saw
14 a reference to, between the applicant and that owner. Was there
15 an effort to try to get that building, also, to be part of this
16 proposal?

17 MR. SULLIVAN: There was, yeah, and the owner didn't --
18 that owner didn't want to go along.

19 VICE CHAIR MILLER: And the existing small
20 businesses -- commercial businesses that are there in those four
21 buildings, you said their leases would permit a redevelopment,
22 which isn't happening tomorrow, but what -- has there been -- do
23 you know if the applicant has had communication with those
24 tenants -- commercial tenants, that there is this proposal and
25 at some point they will be a need to vacate, pursuant to their

1 lease terms?

2 MR. SULLIVAN: Yeah, yeah, I know that he has. And
3 he's owned these for a while, too, so -- and will continue to
4 own them, so he's got an ongoing relationship with those tenants,
5 of course, but he did -- yeah, he's had discussions with them
6 about that.

7 VICE CHAIR MILLER: And what are -- if you know, what
8 are those businesses, not that it's relevant to the standard of
9 review.

10 MR. SULLIVAN: Yeah, I don't really know offhand. Yeah,
11 I'm sorry. I don't have -- I don't know that.

12 VICE CHAIR MILLER: Okay. Okay. Well, I would hope,
13 in their discussions, there might -- even though they'd be
14 displaced for a couple of years, I would -- I would assume there
15 would be ground-floor retail in the new development, and I hope
16 they'd be given an opportunity to come back.

17 MR. SULLIVAN: I think that -- yeah, that's the
18 assumption, that there would be for that. And that is one of
19 the reasons that MU-8B, too, gives it the flexibility to do more
20 commercial, if the market in that area calls for that.

21 COMMISSIONER BRUINS: Aren't two of the businesses
22 rooftop bars?

23 VICE CHAIR MILLER: Well, that's good to know. That
24 kind of fits in with that whole corridor.

25 MR. SULLIVAN: Yeah.

1 VICE CHAIR MILLER: And there might be -- that may be
2 part of the retail that's offered in this proposal. We don't --
3 we don't, obviously, know that at this point. So I think I don't
4 have any other questions. I appreciate you bringing -- I think --
5 I support this application moving forward. I'm glad it's come
6 forward, and I look forward to the Chairman's comments.

7 CHAIRMAN HOOD: I don't -- I don't think -- I think my
8 colleagues have covered it all. I don't have any comments. I
9 will be making a comment to the Office of Planning. And, Mr.
10 Sullivan, I don't want you to think it's directed at you and this
11 application, but I do want to ask -- I want to prowl the Office
12 of Planning and seize the moment and make them aware of something,
13 when we -- as I think Commissioner Wright alluded to, when we
14 talk about saving the PDR zone -- I'll just say it now.

15 I think sometimes, when we talk about saving PDR zones,
16 when it comes to Ward 5, it's, "Oh, no, we can't -- we can't use
17 PDR," but other Wards -- I think it's -- while I think it's
18 apropos or applicable here to do that, but I want to make sure
19 the Office of Planning knows that the folks in Ward 5 feel like,
20 when it comes to changing PDR zones in Ward 5, it's the "Well,
21 we can't do that," but in other areas we're able to do that.
22 Now, I'm not picking on this case. It's -- I think it's fine
23 here, but I just want to call it, and I'm going probably repeat
24 it again when the Office of Planning comes up. All right. Any
25 follow-up questions here from anybody? I appreciate all the

1 | questions, and one of my colleagues has already mentioned, I
2 | appreciate the engagement, because I do know that ANC 1B has a
3 | great zoning committee meeting. I actually tune in to their --
4 | even though I don't tune in for the Zoning Committee, but I do
5 | tune in -- I probably shouldn't tell them this, but I do tune in
6 | sometimes to different ANC meetings, the virtual ones across the
7 | city, just to see what's going on or other issues -- not zoning
8 | issues, but other issues. So I appreciate all the work, Mr.
9 | Sullivan, your team did, especially with the engagement, as one
10 | of my colleagues has already mentioned. Any follow-up questions
11 | or comments from anybody?

12 | (No response.)

13 | CHAIRMAN HOOD: Okay. Ms. Schellin, do we have anyone
14 | from the ANC here for cross-examination?

15 | MS. SCHELLIN: Yes, sir. Francois.

16 | CHAIRMAN HOOD: Francois. Well, let's bring up
17 | Commissioner Francois.

18 | MS. SCHELLIN: I'm glad he didn't put his last name up
19 | there, because I would not have been able to pronounce it anyway.

20 | CHAIRMAN HOOD: Okay. Commissioner Francois, at this
21 | point, do you have any questions of the applicant -- not your
22 | testimony, but any questions of the applicant?

23 | COMMISSIONER BARRILLEAUX: No questions of the
24 | applicant.

25 | CHAIRMAN HOOD: Okay. Thank you. And now your name

1 | is Francois, because Ms. Schellin --

2 | COMMISSIONER BARRILLEAUX: Yeah.

3 | CHAIRMAN HOOD: Oh, okay. Oh, she got that right.

4 | COMMISSIONER BARRILLEAUX: Good. Good. Okay. Well,
5 | maybe I'll take credit for that. We'll come back to you. All
6 | right. Let's --

7 | COMMISSIONER BARRILLEAUX: All right. Thank you.

8 | CHAIRMAN HOOD: Okay. Let's go to the Office of
9 | Attorney General. I believe they're here. Mr. Lyman --
10 | John -- I think it's John Lyman. Okay. We will now hear from
11 | the Office of Attorney General.

12 | MR. LYMAN: Good evening. Hear me okay?

13 | CHAIRMAN HOOD: Good evening. Yes.

14 | MR. LYMAN: All right. If we could pull up the slide
15 | deck please.

16 | CHAIRMAN HOOD: Mr. Lyman, is this your first time in
17 | front of the Zoning Commission?

18 | MR. LYMAN: It is, and I was going to -- I was going
19 | to mention that, as we get this pulled up. So I work with Noelle
20 | Wurst.

21 | (PowerPoint shared on the screen.)

22 | CHAIRMAN HOOD: Okay. Well, let me -- let me first
23 | welcome you -- let me welcome you, and I'm glad you got a case
24 | that seems to be pretty straightforward. So let me welcome you
25 | and looking forward to working with you. We all are. You go

1 right ahead.

2 MR. LYMAN: Thank you, Mr. Chair and Commissioners.
3 Happy to be here. As I said, I'm Jack -- well, John -- you can
4 call me Jack, if you like -- the newest attorney at the Equitable
5 Land Use section of the Office of the Attorney General. I work
6 with Noelle Wurst, who you all are familiar with. And, as you
7 said, Mr. Chair, I'm happy that this relatively straightforward
8 and noncontentious map amendment application is my first one. So
9 if you could go to the next slide please.

10 CHAIRMAN HOOD: Let me say this, Jack. Your -- on your
11 submission, it says "John", so I don't know --

12 MR. LYMAN: Correct.

13 CHAIRMAN HOOD: Okay. So all right, all right. I'm
14 going leave it alone. I'll just call you "Mr. Lyman", and we'll
15 go from there. Okay.

16 MR. LYMAN: I'll answer to either. How about that?
17 Sometimes I forget when I put "John", which is my given name,
18 but everyone calls me "Jack". So, anyway -- so, in short, I
19 don't want to spend too much time reiterating what's already been
20 said by Mr. Sullivan and others, but the Office of the Attorney
21 General recommends that the Commission approve this map amendment
22 rezoning from PDR-3 to MU-8B, as consistent with the Comp Plan
23 and its policies, around three aspects that matter a lot to OAG,
24 which is more housing opportunities, affordable housing near
25 transit, and racial equity. Next please. And so, like I said,

1 the proposed map amendment is going to substantially advance
2 Comp Plan policies in three areas. First, the need for more
3 affordable housing especially -- and I'll touch on this a little
4 bit later -- in the Mid-City and Greater Shaw/U Street areas.
5 The map amendment would allow for housing, period, which it --
6 you know, these parcels aren't zoned for housing right now, and
7 it would allow for dense housing at that, and it would be subject
8 to IZ Plus, all of which are needed in the District, and Mid-
9 City, in particular.

10 Second is the need for more housing around Metro
11 stations; transit-oriented development we often call it. The map
12 amendment site is less than two blocks from the Shaw-Howard
13 station, and it's right at the two -- the C53 and another high-
14 frequency late night bus service, the D40, so that's another
15 plus.

16 Third, the map amendment would address historic
17 patterns of exclusion and racial equity. And this area, as you
18 all probably know, has seen a significant amount of displacement
19 of longtime residents, lower income residents over the years.
20 Commissioner, you kind of touched -- started to touch on it, when
21 we talked about the Metro PCS store and the go-go music. This --
22 and there's also a significant gap in home ownership rates
23 between white households and households of color in this area,
24 and this is due to -- and I quote -- "historic systemic practices
25 that limited access to housing, restricted wealth-building,

1 opportunities for communities of color, and created highly
2 segregated development patterns", and that's language from the
3 Comp Plan.

4 If you'd go to the next slide please. I'll just touch
5 very briefly on this. The proposed map amendment is consistent
6 with the FLUM; it's consistent with the GPM, both of which called
7 for, you know, mixed-use medium-density in this area. MU-8B is
8 consistent with that. And then -- and, specifically, the GPM.
9 This is a main use -- Main Street mixed-use corridor, which could
10 allow for, as again was mentioned earlier, possible retention of
11 these ground-floor uses these ground-floor commercial uses or
12 retention of, you know, a rooftop bar, that kind of use. So it's
13 all consistent with that.

14 If you could go to the next slide please. And then I
15 wanted to highlight a couple of other planning documents that
16 haven't been discussed yet. There's the Housing Equity Report
17 from 2019. Mid-City did -- has met its goal, but the District
18 was still short as of the end of last year. And then I also
19 want to point out that the Comp Plan points back to the 2006
20 Comprehensive Housing Strategy that says -- where it calls for a
21 third of the new housing built in the -- in the District to be
22 affordable units. When you've got IZ Plus here, we would get --
23 we would get a lot of affordable units out of this rezoning.

24 Then there's also the DUKE Framework, which touches on
25 this sort of Arts District in the Greater U Street/Shaw area

1 going from the Lincoln Theater west down U Street. This --
2 although it's about 20 years old at this point, the DUKE Framework
3 calls for taking advantage of TOD. This map amendment would do
4 that. It calls for more development of affordable housing.
5 Again, we do that. And then I mentioned the Comp Plan, but the
6 DUKE Framework also points out the displacement risk in this
7 area, and so allowing dense housing and a lot of it to be
8 affordable would ameliorate some of that displacement risk.

9 Next slide please. And then a couple of additional
10 finer points. In regards to the neighborhood, I mentioned the
11 proximity to Metrorail. I won't touch on that again. IZ Plus;
12 OAG is very supportive of applying IZ Plus here. It insures --
13 it would insure that future development remains affordable. And
14 then, again, I touched on this earlier. This map amendment
15 would -- excuse me -- support racial equity in a vibrant cultural
16 hub for DC's Black residents and other communities of color.

17 I mentioned the household income disparities. I also
18 want to point out here, and this is in our written testimony as
19 well, just a couple of statistics. So the share of Black
20 residents in the Mid-City Planning Area, of which this is a part,
21 has dropped from about 52 percent to about 31 percent. And I
22 don't have the exact years from that difference, the start to
23 finish, but it's within the past couple of decades. It's a
24 substantial reduction in the number of Black residents in this
25 area. The Comprehensive Plan also notes that rising housing

1 costs and a shrinking supply of affordable units in Shaw put
2 longtime lower-income residents at a significant risk of
3 displacement, and so by allowing denser multifamily housing here
4 at this site, the map amendment could create one of the few
5 opportunities to add new affordable, attainable homes. In Shaw,
6 it could help longtime residents stay in their community. It
7 could reduce displacement pressures that have
8 intensified in recent years.

9 And if you go to the last slide please. And so, in
10 short, I'll just reiterate, the Office of the Attorney General
11 recommends that the Commission approve the proposed map amendment
12 with IZ Plus. Doing so would increase the -- or would advance
13 the Comp Plan's visions for a more equitable, more inclusive city
14 by allowing this site to provide dense affordable housing that
15 will mitigate displacement impacts in the Greater Shaw/U Street
16 area. Thank you, and I'm happy to answer any questions.

17 CHAIRMAN HOOD: Thank you, Mr. Lyman. We appreciate
18 you coming down and giving us OAG's position on this particular
19 application. Let's see if we have any questions or comments.
20 Commissioner Bruins, any questions of Mr. Lyman?

21 COMMISSIONER BRUINS: (Shakes head no.)

22 CHAIRMAN HOOD: Okay. Commissioner Wright.

23 COMMISSIONER IMAMURA: (Shakes head no.)

24 CHAIRMAN HOOD: Commissioner Imamura.

25 COMMISSIONER IMAMURA: (Shakes head no.)

1 VICE CHAIR MILLER: Vice Chair Miller.

2 VICE CHAIR MILLER: No questions, but thank you, Jack
3 Lyman, for appearing before us today, and we look forward to
4 future interactions with you and your colleagues. Thank you.

5 CHAIRMAN HOOD: Okay. Thank you again. We'll see you
6 next time.

7 MR. LYMAN: Thank you.

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

10 MS. SCHELLIN: We do.

11 CHAIRMAN HOOD: Okay hold on one second. Mr. Ritting.
12 Oh, does the applicant have any -- did the applicant cross?

13 MS. SCHELLIN: The cross, yeah.

14 CHAIRMAN HOOD: Okay. Thank you. Where did -- did Mr.
15 Lyman come back? Mr. Sullivan, you have any cross of Mr. Lyman?

16 MR. SULLIVAN: No, I do not. Thank you.

17 CHAIRMAN HOOD: Okay. And, again, we don't have anyone
18 from -- is anyone here, Ms. Schellin, from the ANC, or did I
19 forget that quick?

20 MS. SCHELLIN: Let me check.

21 CHAIRMAN HOOD: Go ahead.

22 MS. SCHELLIN: I thought that somebody did sign up, but
23 let's check.

24 CHAIRMAN HOOD: Oh, Francois. Here he is. Yeah,
25 Francois. Yeah he's here.

1 MS. SCHELLIN: Yeah, okay. I was going to say, they
2 should have brought him up already, yeah.

3 CHAIRMAN HOOD: Yeah, Commissioner, you have any cross
4 of Mr. Sullivan?

5 COMMISSIONER BARRILLEAUX: Nope.

6 CHAIRMAN HOOD: He said "nope". My man. Okay. Thank
7 you very much. We'll get to you shortly.

8 MS. SCHELLIN: And no one from DDOT, just OP.

9 CHAIRMAN HOOD: Okay. Let's go to the Office of
10 Planning. Mr. Mitchum, you may begin again.

11 MR. MITCHUM: Yes. Good afternoon, Mr. Chairman and
12 members of the Commission. My name is Josh Mitchum with the
13 Office of Planning presenting this application. OP recommends
14 that the Zoning Commission approve the map amendment application.

15 Next slide please. Okay. Following setdown, the
16 applicant, and as a result of community discussions, has revised
17 the map amendment to request the rezoning from the PDR-3 zone to
18 the MU-8B zone instead of the original MU-10 West.

19 Next slide please. The Future Land Use Map designates
20 the property, again, for residential medium-density and
21 commercial medium-density uses. The Generalized Policy Map
22 designates the property as a Main Street mixed-use corridor, and
23 OP affirms that the proposed MU-8 rezoning would not be
24 inconsistent with the FLUM and GPM designations, as the MU-8B
25 zone would permit increased density for residential uses and

1 | would allow for a broader range of uses that supports the current
2 | institutional, residential, and commercial character of the
3 | surrounding neighborhood better than the existing industrial-
4 | focused zoning would.

5 | When viewed through a racial equity lens, the proposal,
6 | on balance, would not be inconsistent with the Comprehensive Plan
7 | policies of the Planning Area Element. The project advances
8 | policies related to racial equity, as it would promote more
9 | affordable housing options for the residents of the Planning
10 | Area. As stated at setdown, the Planning Area has exceeded its
11 | 2024 housing equity target amount; however, OP does note that the
12 | housing equity goals are designed to be -- or achieve a minimum
13 | of 15 percent in the Planning Area and that they're minimums
14 | only. Therefore, OP is recommending that IZ Plus standards be
15 | applied to the subject application. Again, in conclusion, the
16 | Office of Planning recommends that the Zoning Commission approve
17 | the map amendment. And this concludes OP's presentation. Thank
18 | you, Mr. Chairman and members of the Commission, and I'm happy
19 | to answer any questions. Thank you.

20 | CHAIRMAN HOOD: Thank you, as always, Mr. Mitchum. We
21 | appreciate the report. Well done. Let's see if we have any
22 | questions. Commissioner Bruins.

23 | COMMISSIONER BRUINS: No.

24 | CHAIRMAN HOOD: Okay. Commissioner Wright.

25 | COMMISSIONER WRIGHT: (Shakes head no.)

1 CHAIRMAN HOOD: Commissioner Imamura.

2 COMMISSIONER IMAMURA: (Shakes head no.)

3 CHAIRMAN HOOD: And Vice Chair Miller.

4 VICE CHAIR MILLER: Thank you, Mr. Chairman. Yeah,
5 thank you, Mr. Mitchum, for your report and your presentation,
6 all the analysis and recommendations in your report and
7 presentation today with which I agree. Thank you.

8 CHAIRMAN HOOD: Okay. Thank you, Mr. Mitchum. I know
9 Ms. Mohan and Ms. Brown-Roberts are listening. It's not
10 necessarily directed to you, but just the Office of Planning,
11 when you're thinking through your planning process, I noticed
12 that when we do certain Wards -- and I'm going throw it out there
13 just like this. When we do certain wards, it seems to be, "Oh,
14 no, we can't get rid of PDR zones", but when we do certain Wards,
15 like this Ward, here which is fine -- I think it's applicable
16 here -- sometimes it's applicable in other Wards as well, so I'll
17 just leave it at that. That's just a comment. I don't
18 necessarily need a response.

19 But from you, Mr. Mitchum, I'm just curious how long --
20 the DUKE Plan seems to be a plan that lasts forever. Is that
21 updated at times or -- because I know -- you know, the world
22 changes, but, you know, we've been doing the DUKE Plan since I've
23 been here, and I want to know, do they update that or how is that
24 done or do you know? If not, I can get that answer later.

25 MR. MITCHUM: I've actually asked -- I've actually

1 asked that question once before, but, anyway, I'm asking it again.

2 MR. MITCHUM: I'm not sure, but I believe my supervisor,
3 Maxine, could probably answer that better, if she could be brought
4 on. That's -- I'm sure she'd be able to answer that.

5 CHAIRMAN HOOD: That's all right. I don't need to know
6 tonight. I'll remember to ask it another time, unless she just
7 wants to -- she has the answer right quick. Ms. Brown-Roberts.

8 MR. MITCHUM: I think I see that she's here.

9 CHAIRMAN HOOD: Okay. Ms. Brown-Roberts, you want to
10 answer that DUKE Plan? You probably heard me ask that before.

11 MS. BROWN-ROBERTS: Yes, Mr. Chairman. Good evening.
12 Maxine Brown-Roberts from the Office of Planning. The DUKE Plan
13 was integrated into the 2016 Comprehensive Plan, so a lot of the
14 recommendations that were in the -- were in the DUKE Plan were
15 also integrated again into the 2016 Plan, but we still refer it
16 for -- refer to it when we need more fine-grain recommendations.

17 CHAIRMAN HOOD: Okay. Okay. That's --

18 MS. BROWN-ROBERTS: Yeah. And I can also address the
19 PDR zone that you also spoke to.

20 CHAIRMAN HOOD: Okay.

21 MS. BROWN-ROBERTS: And, in this case, those properties
22 are not recommended to remain PDR. As you know, we have done
23 some extensive rezoning, especially -- particularly on the Howard
24 University properties, and those were all zoned -- mostly zoned
25 PDR, and we rezoned those to the MU-10 and other zones, so that

1 whole area there has a whole different recommendation, both in
2 the Comp Plan and in the DUKE Plan, to not preserving the PDR
3 zone there.

4 CHAIRMAN HOOD: Okay. Thank you. Thank you for those
5 responses, Ms. Brown-Roberts. I know that we've talked about
6 this plenty times before, but I just want to -- I would not be
7 doing my due diligence, because I talk to people in the street
8 all the time and I hear those kind of comments, so I bring them
9 here to see how we can resolve it. So thank you very much, Ms.
10 Brown-Roberts. And thank you, Mr. Mitchum, for your report.

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

12 CHAIRMAN HOOD: Let's see. Mr Sullivan, do you have
13 any cross of the Office of Planning?

14 MR. SULLIVAN: No, I don't. Thank you.

15 CHAIRMAN HOOD: And, Commissioner Fransos -- Francos
16 (phonetic), do you have any -- I think I pronounced that right --
17 do you have any questions of the Office -- cross of the Office
18 of Planning?

19 COMMISSIONER BARRILLEAUX: Francois. You had it right
20 the first time.

21 CHAIRMAN HOOD: Francois. Oh, well, I was following
22 Ms. Schellin's lead, so, you know, I -- Mr. Francois --
23 Commissioner Francois, you have any questions of the Office of
24 Planning

25 COMMISSIONER BARRILLEAUX: Nope.

1 CHAIRMAN HOOD: Okay. All right. Thank you, Mr.
2 Mitchum. I believe we are ready, Commissioner, for your report
3 you can go at this time, Mr. Francois.

4 COMMISSIONER BARRILLEAUX: Thank you very much. Yeah,
5 I don't have a ton to say. I am in full support of this rezoning.
6 I very much appreciate the applicant reaching out, doing their
7 due diligence with the community, with the ANC. I think that
8 this is a great idea for our area. As you may know, the U Street
9 corridor and, by extension, the Florida Avenue corridor are
10 suffering right now. We've had a number of business closures
11 recently and, just in general, DC is currently in a recession.
12 We had the lowest GDP of any state in the country at negative
13 2.8 percent, so I think we need to be providing flexibility for
14 land to be used in the ways that will generate economic activity,
15 contribute to the residents in our area.

16 I think that this is a great idea, in accordance with
17 that need. And, you know, I was actually disappointed that the
18 applicant didn't go for MU-10, but I do think MU-8B will still
19 be a significant win and very helpful for our community. So I
20 have nothing else to add, but I hope that the Commission will
21 support this rezoning.

22 CHAIRMAN HOOD: Thank you, Commissioner. Commissioner,
23 could you help me pronounce your last name?

24 COMMISSIONER BARRILLEAUX: Barrilleaux. Barrilleaux.

25 CHAIRMAN HOOD: Barrilleaux. Commissioner Barrilleaux.

1 That's easier. Okay. So, Commissioner Barrilleaux, thank you.

2 COMMISSIONER BARRILLEAUX: Yeah.

3 CHAIRMAN HOOD: Thank you. Let's see if we have any
4 questions for you. Commissioner Bruins.

5 COMMISSIONER BRUINS: (Shakes head no.)

6 CHAIRMAN HOOD: Okay. Commissioner Wright.

7 COMMISSIONER WRIGHT: (Shakes head no.)

8 CHAIRMAN HOOD: Commissioner Imamura.

9 COMMISSIONER IMAMURA: (Shakes head no.)

10 CHAIRMAN HOOD: Vice Chair Miller.

11 VICE CHAIR MILLER: Thank you, Mr. Chairman. And thank
12 you, Commissioner Barrilleaux for your engagement with the
13 applicant and your community and your comments here today, which
14 I thought were very helpful. Thank you.

15 COMMISSIONER BARRILLEAUX: Appreciate it.

16 CHAIRMAN HOOD: Okay. And -- I almost said
17 "Commissioner Sullivan" -- Mr. Sullivan.

18 MR. SULLIVAN: No. Thank you. No questions.

19 CHAIRMAN HOOD: And, Commissioner Barrilleaux, I do
20 know ANC 1B has a very good zoning and planning. You can send
21 my sentiments to them and tell them to keep up the good work,
22 and you all keep up the good work.

23 COMMISSIONER BARRILLEAUX: I will.

24 CHAIRMAN HOOD: Thank you.

25 COMMISSIONER BARRILLEAUX: Thank you very much. I'll

1 let them know.

2 CHAIRMAN HOOD: All right. Thank you. Ms. Schellin,
3 let's go to persons in support, opposition, or undeclared.

4 MS. SCHELLIN: We only have one person signed up this
5 evening or afternoon, and that is Thaddeus Williams from DC
6 Gamers.

7 CHAIRMAN HOOD: Okay. Let's bring up Thaddeus Williams
8 from the DC Gamers. Is he representing the -- that's an
9 organization, right, Ms. Schellin?

10 MS. SCHELLIN: (Inaudible response.)

11 CHAIRMAN HOOD: Okay. Mr. Williams, go right ahead.

12 MR. WILLIAMS: Yes. So good afternoon.

13 MS. SCHELLIN: Sorry, but yes.

14 CHAIRMAN HOOD: Okay. You have five minutes.

15 MR. WILLIAMS: Good afternoon. My name is Thaddeus
16 Williams, and I serve as the Vice President of Operations for DC
17 Gamers. I'm speaking as a public witness regarding Zoning
18 Commission Case Number 26-02. I understand that this case is a
19 map amendment and that there is not currently a specific
20 redevelopment proposal before the Commission. I also understand
21 that there are no immediate plans to redevelop these properties.

22 My concern is really about what happens in the future,
23 if redevelopment does occur. UPROAR has been an important
24 community space for DC Gamers. We have held more than 50 to 100
25 events there, with more than 100 community members participating,

1 as well as 200 community members who can be activated at any time
2 daily. For us, it's more than a bar; it's a place where people
3 make friends, newcomers find community, as well as people can
4 feel comfortable about being themselves. Flash is also part of
5 this block and contributes to the nightlife and the LGBTQ-Plus
6 culture of the area.

7 I am not asking the Commission to prevent redevelopment
8 or oppose housing. What I am asking is that, while these
9 decisions are still being made early in the process, the existing
10 nightlife and LGBTQ-Plus community spaces are not treated as an
11 afterthought. If redevelopment eventually does occur, I hope
12 there's a meaningful opportunity for UPROAR and Flash to return,
13 consideration of temporary space during construction, commercial
14 rents that make returning realistic, and future space that is
15 actually designed to accommodate nightlife and community events
16 still exist. I understand that the -- that some of the issues
17 may ultimately need to be worked out outside of this map
18 amendment, but I respectfully ask that these concerns be part of
19 the record and that the applicant engage with the affected
20 businesses and community stakeholders as future plans
21 development -- as future plans develop. Housing development,
22 nightlife, and LGBTQ-Plus community space can coexist. Whatever
23 happens here should build on the community that is already here
24 and not erase it. Thank you so much.

25 CHAIRMAN HOOD: Okay. Thank you. We appreciate your

1 testimony. And I'm going to ask -- I'm sure Mr. Sullivan heard
2 the request, and I'm going to ask Mr. Sullivan if maybe that
3 Thaddeus Williams and the team can reach out maybe. I don't know
4 what -- how the interaction can work, but I believe a discussion
5 needs to be had. Is that doable, Mr. Sullivan?

6 MR. SULLIVAN: Sure. He could e-mail me, and I could
7 get him in touch with the applicant.

8 CHAIRMAN HOOD: Okay. Okay. And if you have problems,
9 Mr. Thaddeus Williams, the Office of Zoning will be able to give
10 you Mr. Sullivan's e-mail. Okay. But let's see if we have any
11 questions for you. Any questions for Mr. Thaddeus -- for Thaddeus
12 Williams, Ms. Bruins -- Commissioner Bruins?

13 COMMISSIONER BRUINS: No questions, but I appreciate
14 the concerns raised.

15 CHAIRMAN HOOD: Commissioner Wright.

16 COMMISSIONER WRIGHT: (Shakes head no.)

17 CHAIRMAN HOOD: And Commissioner Imamura.

18 COMMISSIONER IMAMURA: (Shakes head no.)

19 CHAIRMAN HOOD: Okay. And Vice Chair Miller.

20 VICE CHAIR MILLER: Thank you, Thaddeus Williams, for
21 your participation here today and raising those issues.

22 CHAIRMAN HOOD: Okay. I, too, want to thank you,
23 Thaddeus Williams, for putting those on the record, and somebody
24 will be reaching out to you, or reach out to the office. Just
25 make sure y'all make the connection. Mr. Sullivan, do you have

1 any questions of Thaddeus Williams?

2 MR. SULLIVAN: No. Thank you.

3 CHAIRMAN HOOD: Okay. Well, thank you very much
4 Thaddius Williams. We appreciate it. Ms. Schellin, do we have
5 anybody else?

6 MS. SCHELLIN: No one else.

7 CHAIRMAN HOOD: Okay. All right. Mr. Sullivan, do you
8 have any rebuttal or closing?

9 MR. SULLIVAN: No, I don't actually. Just thank you
10 to the Commission for your consideration.

11 CHAIRMAN HOOD: Okay. All right. Thank you. So, with
12 that, we'll move forward. I think this is a two-vote case. I
13 have no objections. I think the record speaks for itself. I'm
14 ready to move forward, unless I hear some objections. If not,
15 does anybody have anything else to add to the record? I think
16 the record's complete.

17 (No response.)

18 CHAIRMAN HOOD: If not, I would I'm going to ask
19 Commissioner Bruins, if she doesn't mind, to make a motion. Now,
20 we have two votes on this case. This is the first one, and then
21 we'll have another final vote at some time. Commissioner Bruins.
22 Unless I hear comments, Commissioner Bruins.

23 COMMISSIONER BRUINS: I would make a motion to approve
24 the proposed map amendment with IZ Plus.

25 CHAIRMAN HOOD: And I'll second that motion. Okay.

1 No, give that to Commissioner Wright. Commissioner Wright's
2 going to second, if you don't mind.

3 COMMISSIONER WRIGHT: I was going to second it, but I'm
4 glad to defer to you.

5 CHAIRMAN HOOD: No, I do enough talking, so
6 Commissioner Wright is -- Commissioner Wright is seconding the
7 motion. It's been moved and properly seconded by -- moved by
8 Commissioner Bruins and moved -- and seconded by Commissioner
9 Wright. Any further discussion?

10 (No response.)

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

13 MS. SCHELLIN: Yes. Commissioner Bruins.

14 COMMISSIONER BRUINS: Yes.

15 MS. SCHELLIN: Commissioner Wright.

16 COMMISSIONER WRIGHT: Yes.

17 MS. SCHELLIN: Commissioner Hood.

18 CHAIRMAN HOOD: Yes.

19 MS. SCHELLIN: Commissioner Miller.

20 VICE CHAIR MILLER: Yes.

21 MS. SCHELLIN: Commissioner Imamura.

22 COMMISSIONER IMAMURA: Yes.

23 MS. SCHELLIN: The vote is five to zero to zero to
24 approve proposed action in Zoning Commission Case Number 26-02,
25 and that is -- we'd ask the applicant to provide a draft order

1 in two weeks, by three p.m., October the 15th, and we'll refer
2 this over to the National Capital Planning Commission for a 30-
3 day comment period. And once that is up, we can put it on the
4 Commission's first meeting -- or, actually, only meeting in
5 November for final. Thank you.

6 CHAIRMAN HOOD: Okay. Thank you, Ms. Schellin. Ms.
7 Schellin, I don't need to do a closed meeting for the training,
8 do I?

9 MS. SCHELLIN: Yes, we do.

10 CHAIRMAN HOOD: Okay. I'm glad -- okay.

11 MS. SCHELLIN: I was going to do that at -- we were
12 going to do that at the meeting on October 8th -- I'm sorry --
13 on, yes, October 8th.

14 CHAIRMAN HOOD: Okay. Well, we'll do it -- that's
15 fine. We can do that then.

16 MS. SCHELLIN: At the meeting.

17 CHAIRMAN HOOD: Okay. Sounds good. Thank you.

18 MS. SCHELLIN: And I don't believe a closed meeting is
19 needed for the meeting. I haven't been told, unless Mr. Ritting
20 knows something I don't.

21 CHAIRMAN HOOD: Well we have a -- we have a hearing on
22 the 5th. If we need to do it, we'll deal with it then.

23 MS. SCHELLIN: Okay. Great. Thank you.

24 CHAIRMAN HOOD: I haven't looked at the agenda.

25 MS. SCHELLIN: Okay.

1 CHAIRMAN HOOD: All right. So the Zoning Commission
2 will meet -- before I close out -- first, do we have anything
3 else before us on this, Ms. Schellin?

4 MS. SCHELLIN: No, sir.

5 CHAIRMAN HOOD: The Zoning Commission will meet again
6 October the 5th on these same platforms for Zoning Commission
7 Case Number 26-04, a text amendment to Subtitles Y and Z, Chapters
8 2, 7, and 16. So, with that, I want to thank everyone for their
9 participation and all the work that's been done on this case,
10 and, with that, this hearing is adjourned. Good night, everyone.

11 (Whereupon, the above-entitled public hearing was
12 adjourned at 5:03 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. 26-02

Before: DC Zoning Commission

Date: 10-01-26

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