

ADVISORY NEIGHBORHOOD COMMISSION 1B

Government of the District of Columbia

MINUTES

7 July 2005, True Reformer Building, 1200 U Street NW

Attending: Commissioners Moss, Spalding, Hammonds, Hunter, M. Smith, Stephens, Parker, Akinmboni, T. Smith

Absent: Commissioners Mathews, Wright

Quorum was achieved just after 7PM. Secretary Spalding reviewed zoning, liquor license and Department of Transportation issues of the past month. Minutes of the June 2005 meeting were moved, seconded and adopted (8-0-0). Treasurer Stephens reported that the outstanding lost check to Howard University Community Association has been dealt with, and that the Commission has no outstanding items at the time of this report. The initial May 31st balance was \$71,273.43, check #1577 for \$131.31 secretarial expenses, check #1578 treasurer's expenses, and check #1579 to HUCA to replace the lost check for \$637.86, which leaves an ending bank and check book balance of \$70,418.90. Treasurer Stephens reminded the Commission that we have not spent any of the budgeted monies for newsletters or promotion, and that Commissioners should consider whether to redirect these funds. We have also received three of the grant reports for April grants made with only the Sankofa outstanding. Treasurer's report was moved, seconded and adopted (8-0-0). Commissioner Parker stated that she has talked with Keely's District Boxing, and that a grant application would be presented at our August meeting. Chairman Hunter reported on an initial meeting in regard to an RFI (request for interest) and RFP for development of the district owned land parcels behind the Lincoln Theatre. There will be a meeting on July 13th with nearby property owners.

In Community Events and Announcements Stanley Mayes reported on ABRA consideration of the protests to the application for Duffy's Irish Restaurant, and the acceptance of Mrs. White as an abutting property owner and a group of nearby property owners as accepted protesters of the application. Matt Morrin from NCRC gave an update on the Parcel 34 development. Fred Greene from NCRC gave an update on Parcel 39's rfp status and timing. A constituent described work being done by residents along Sherman Avenue to interest DDOT towards installing a green meridian in Sherman Avenue. John Snellgrove announced ongoing work towards the 6th Annual Dog Days sale to be held on August 6th and 7th. Donnie Shaw from the YMCA announced that they

have upgraded the gym facilities, and that they are looking towards developing the property in 2006. Ernest Springs stated that he is trying to reconstitute the CSNA Historic Preservation Committee and welcomed participation.

Chairman Hunter introduced consideration of an amendment to the Traffic Control Plan (TCP) for the PN Hoffman development on 14th Street. Chairman Hunter indicated that the developer has met with constituents who will be affected by proposed temporary alley closings, and has adequately addressed these concerns. Josh Dix and Al Hedin from PN Hoffman indicated that they have had to change the name of the project from Union Square to Union Row due to copyright difficulties. Mr. Hedin explained that they will be doing work on the interior warehouse section of the PUD, and for safety reasons they are asking to temporarily close alley access, which would affect property owners on both V and W Streets. Mr. Dix explained that in order to prepare the existing structures they need to remove material from the structures, and that to do so they will move the restraining fences each morning and pull them back each evening. Where affected residents had parking issues we have addressed each separately. Chairman Hunter moved support for the TCP for the warehouse section of the Union Row development, and it was seconded and adopted (9-0-0).

Commissioner Parker introduced review of BZA 17352 for variance from section 403 lot occupancy at a 14-unit apartment building at 1464 Harvard Street. The property is near completion based on a building permit issued by the city; however, the Zoning Administrator decided that part of the structure should be added to the lot occupancy calculation, which would require zoning relief. Mr. Donohue representing the developer gave a history of the project's permitting and the consequent stop work order leading to the consideration by BZA. The issue revolves around a concrete slab cover to the underground parking garage, and whether it should be considered as lot coverage, and if so then the lot coverage would rise from 60% to 73%. Commissioner Parker mentioned that Ms. Dana Hubbard who lives across the street from the project has applied for party status in opposition to the applicant's request. Commissioner Parker noted that the Commission was considering just the application for variance from lot occupancy. Ms. Hubbard's mother who lives at 2039 New Hampshire Avenue stated that she is a zoning expert. Mrs. Hubbard stated that she does not believe that BZA will only consider the lot occupancy variance. Mrs. Hubbard explained the involvement of Zoning Administrator Bello. Mrs. Hubbard stated that in order to get a variance you need to prove that there is something wrong with the property. This developer tore down the existing building only leaving the front wall, and then got a building permit issued in error by Mr. Bello who has been fired for cause. There is no reason why they can't build according to the lot occupancy requirements of the R5B district. Every single building in our R5B zone is threatened by this type of building. Ms. Hubbard added that other properties in the immediate neighborhood have recently been sold and are projected to be redeveloped in a similar fashion. These buildings should be redeveloped in conformity with the R5B

regulations. Commissioner Stephens asked if these other buildings would be requesting the same variances, and Ms. Hubbard responded that she is trying to find out, however, she has faced obstructions in getting information on the applicant's building plans and permitting. Commissioner Parker explained that the building to the west of the applicant's property is a low-rise apartment building, and that the owner of the property abutting to the east has not voiced opposition to the variance request. Mrs. Hubbard stated that this owner received a paved parking lot as incentive to not oppose the application. Commissioner Parker moved support of the request for variance from lot occupancy for 1464 Harvard Street, and it was seconded. Commissioner Stephens asked for a description of the structure that adds thirteen percent to the lot occupancy, and the architect explained that it is a concrete deck that covers the below grade parking which is approximately twenty-five by sixty feet, and is also used as patio recreation area for the residents. Commissioner Spalding asked for the height of the deck from grade level, and the architect responded eight to ten feet. Commissioner Spalding asked about the deck's proximity to the property line, and architect Bonstra explained the existence of a masonry wall along the property line, and that the original site had a retaining wall. The property built in the 60's removed some of the existing grade, and the new building essentially replaces the wall. Mr. Bonstra continued saying that if the variance is not given the only effect will be that the cover of the underground parking will be removed. Commissioner Parker asked that, if the motion is approved, that the letter to BZA indicate that our action is purely on the request for relief from lot occupancy. Motion was moved and adopted (9-0-0). Commissioner Spalding indicated that he would not be available for the BZA hearing in two weeks, and Chairman Hunter and Commissioner T. Smith were designated to represent ANC1B on this application.

Commissioner Parker introduced BZA 17386 for use variance, special exceptions to property at 2809 15th Street, which is adjacent to the newly renovated Girard Street playground. The development will be a community center that the community has been visioning for a number of years. Lyle Blanchard representing the DC Dept. of Parks and Recreation introduced the other members of the Parks and Recreation team present. Mr. Blanchard explained that this building had been designed prior to a zoning text amendment case that established a series of constraints on public community and recreation centers. Mr. Blanchard described the property as L shaped. The two special exceptions are for lot occupancy where the regulations allow twenty percent and our application is for twenty-three percent, and gross floor area that the new text allows 40,000 square feet and our application is for 47,000 square feet. The area variances are for height where the allowed height is forty-five feet and our application is for 53.6 feet which was occasioned by the inclusion of a basketball court inside the building. The second area variance speaks to parking and the regulations call for one parking space for every two-thousand square feet in the building, which would result in twenty-two parking spaces and we are only offering eight, and we'll speak to the proximity of metro, other parking facilities and bus routes. This will also be a facility serving the immediate community and will require less parking. Finally we are sited in a residential zone, and what we'd like to do is something akin to an office use, which would not be allowed. We

will be incorporating training for DPR employees, so we are, to be safe, asking for a use variance to allow a portion of the fourth floor to be used as an incubator and for training purposes. A history of DPR's outreach to the community and a description of the use of the interior space in the proposed building were given. Commissioner Stephens remarked that having the presentations available prior to the meeting would be helpful. Commissioner Stephens asked for a description of the use of the eight parking spaces, and applicant explained that DPR headquarters is two blocks away and accommodates most of the staff parking so the eight slots on 15th would be for whoever was using the facility. Commissioner Parker moved support of BZA17386 for 2809 15th Street, and it was seconded. Commissioner Parker amended to include language in our letter to BZA requesting that if an earlier hearing time opens up that this application be considered as early as possible, and Commissioners Parker, Spalding and T. Smith be designated to represent ANC1B before BZA on this application. Motion was adopted (9-0-0).

Commissioner Spalding introduced consideration of ABRA application for café seating, two tables and eight seats, for Bar Pilar, which is the new owner of the former Camino Real in the 1800 block of 14th Street. Two years ago Camino Real applied for the sidewalk seating and received ANC1B's endorsement, went through the DDOT Public Space approval process, but failed to finish with the ABRA approval for serving at the seating. When Café St. Ex went through the transfer application they noticed the absence of the ABRA approval, and are resubmitting for this final approval. Commissioner Spalding stated that he is exceptionally proud to announce that Café St. Ex received the RAMMY for top neighborhood restaurant in Washington, DC. John Snellgrove explained that their expediter found the lapse, and confirmed that the application is for the currently DDOT approved two tables and eight seats. Commissioner Spalding moved support of the application for ABRA approval for use of the café seating at Bar Pilar, and that he be delegated to represent the Commission on this application, and it was seconded and adopted (9-0-0).

Commissioner Mike Smith introduced consideration of HPRB review of 1461 Florida Avenue, which is a single family home and has been a problematic situation for the past two years. The property was purchased and then gutted, and has been posted with a parade of stop work orders. The work that has gone on has negatively affected the abutting properties and restitution has not been accorded to the neighbors. Kevin Dvorak representing the designer for this application stated that the owner also owns two other properties in the same block. Nathan Ackerman purchased the property with the intent of essentially just fixing it up and renting it out, but in doing so noticed that there were structural problems that would require a major renovation. There are also extreme difficulties with the drainage on the site, which is at the bottom of a severe slope and requires some method of channeling the run off to prevent further decay to the property. A contractor was hired to deal with the draining problem, but he left the project incomplete and a stop work was issued for the property. Mr. Ackerman hired me to find

a solution, and we have developed a design for an addition and have received permits to begin work on the draining and rear party walls. Mr. Dvorak said that they are seeking conceptual approval for the work they are planning for the property, which includes adding thirteen feet to the back of the building and to add an additional floor level to the building. The zoning is R5B and the addition does come in below the sixty percent lot occupancy, and the design falls below the suggested FAR for the zone. Chairman Hunter asked if the design had been vetted by the Meridian Hill Neighborhood Association, and Mr. Dvorak said that it has only been presented to the Dupont Conservancy. Commissioner Spalding asked if tonight's application was review of the conceptual design for HPRB review, and Mr. Dvorak responded that that was his understanding. Mr. Dvorak stated that both the owner and he had only recently received notice of ANC1B's consideration at this meeting. Chairman Hunter stressed that the Commission should better prepare applicants for these reviews, and also steer them to review by the appropriate neighborhood associations. Commissioner Spalding added that this will be heard by HPRB at the end of July and our argument over lack of appropriate time may carry no weight with the Board. Chairman Hunter responded that the Commission could vote to disapprove the application on the grounds of an inadequate presentation. Commissioner Stephens asked about the affect on the abutting owners, and whether there had been successful negotiations with the neighbors over the damage caused. Mr. Dvorak stated that the owner and new contractor has met with neighbors and agreed to reconstruct any damage caused. Commissioner Moss asked if the abutting neighbors have agreed to the design for the addition, and Mr. Dvorak responded that both neighbors have agreed to the foundation work but have not approved the design for the addition. Commissioner Spalding stated that he represented the Commission before the Board for the Condemnation of Insanitary Buildings on this property, and that the Board of Condemnation ordered that the proper sheathing and shoring be done and that damage to the abutting owners be done, and I don't think that you should represent that it has been your initiative that has led to the current permitting for the foundation, drainage or restitution to the abutting owners. Ernest Springs stated that in his capacity as President of the MHNA he has been dealing with this property and its problems for two and a half years. Mr. Springs noted that the property is owned by Lisa Lee. Mr. Springs detailed the history of the recent attempt to develop the property out of its status as a condemned building. In meetings with Steve Callcott at Office of Historic Preservation there are concerns about the visibility of parts of the addition from Florida Ave. Clyde Howard described his concern for the abutting property owners since he has been through exactly the same difficulties with redevelopment of the home abutting his own on 13th Street. Mr. Howard stated that he hoped the applicant would show the Commission proof in writing that the abutting property owners have agreed to the design of the party wall construction. David Franco suggested to Mr. Dvorak that he return to the MHNA with both agreements to repair any damage done to the neighboring structures and also real conceptual drawings that will fully illustrate what the façade and rear of the structure will look like. Commissioner Mike Smith moved that ANC1B disapprove this application for conceptual approval before HPRB, and it was seconded. Commissioner Stephens asked if we should include proof of the mitigation of the damage as a condition to approval, and Chairman Hunter responded that it was not normally a part of conceptual design

approval, and Secretary Spalding added that his letter to HPRB would reflect the dialogue and concerns expressed at the meeting. Motion passed (9-0-0).

Commissioner Spalding introduced presentation of conceptual review for HPRB consideration of what the community fondly refers to as Hogs on the Hill. The property on the corner of 14th and U Streets has been vacant for a number of years and this is our first look at the proposed design for restoration of 2001 14th Street and an addition to the north that comprises half of the missing tooth between the corner and the Subway Sandwich property. Architect Leo Boeckl and owner Mr. Tsianakis were both present to detail their design. Mr. Boeckl stated that they plan to combine the new addition and the restored building into one lot and one interior space. We have been working with the HPO, and have been revising according to their guidance as the process moves forward. The addition on the empty lot will be contemporary in design with a basement and a mezzanine level. Chairman Hunter asked if commercial use was planned, and Mr. Boeckl agreed that the use would be commercial and most likely the second floor and mezzanine of the addition would be office space, but deferred to the owner on the usage. The projected use is street level retail and offices above. Chairman Hunter asked if this had been presented to the CSNA, and Mr. Boeckl stated that this was the first presentation. Secretary Spalding noted that there are some problems with adequate notification coming from HPRB and HPO. I learned of this design and the HPRB review just in the past week, and I'm not convinced that Mr. Tsianakis understand the presentation requirements before the community's organizations. Mr. Tsianakis stated that they've been very busy trying to get the design moved forward, and Chairman Hunter responded that we're pleased to see something finally happening. Commissioner Spalding added that the Commission is disappointed that the applicant had not been better advised of the community's need for review and involvement in the process. Commissioner Spalding asked about the materials to be used in the new addition, and Mr. Boeckl stated that it would be brick and glass and steel. Commissioner Spalding asked about the very contemporary design of the addition, and Mr. Boeckl explained that they did not want to compete with the very special historic structure on the corner. We are working intensely with Steve Callcott to assure that the design and materials in the contemporary structure will not interfere with the presentation of the restored historic building. Commissioner Spalding commented that the cornice on the new addition appears to match the cornice on the historic structure and that separating these cornices might aid in the attempt to not confuse the eye in appreciating the historic building. Mr. Boeckl said that the cornices are slightly different, and Commissioner Spalding suggested that it might be better to raise the cornice on the addition to avoid competing with cornice on the historic building, and Mr. Boeckl agreed that this may be accomplished while avoiding exposure of an extreme amount of masonry on the façade of the addition. Mr. Boeckl stated that the drawings were in the process of being revised, and Commissioner Spalding responded that the HPRB expects us to comment on what you have presented even if its comments on the current state of the presentation materials. Commissioner Spalding asked for the step back on the mezzanine level of the addition, and Mr. Boeckl described the step back as being fifteen feet. Commissioner Spalding asked if there were

presentation boards showing the visibility of the addition from U Street, and Mr. Boeckl showed an elevation that little of the top of the addition will be visible from U Street. In formulating a motion that involved a further review at our August meeting Mr. Boeckl announced that he would not be available during the first week of August. Chairman Hunter moved to disapprove the application due to lack of time to review and solicit full community input, and it was seconded and adopted (8-0-1) with Commissioner Smith abstaining. Commissioner Spalding requested designation as the Commission's representative on this application before HPRB, and it was agreed (9-0-0).

Grant application of Keely's District Boxing was moved to the August agenda.

Vice Chairman Moss introduced Alison Prince from Pillsbury Winthrop Shaw Pittman and architect Philip Esocoff from Esocoff & Associates representing Broadway Atlantic One LLC and their application for a Planned Unit Development (PUD) at 9th and V Streets. The current proposed design is for four buildings totaling 580 residential units and some ground level retail. Ms. Prince stated that Broadway Management has approximately 1600 units in development in DC at this time, and are considered a new and large force in residential development. This Atlantic Plumbing site is complicated by being four separate parcels. The PUD will combine four separate buildings on the four separated parcels and will not be linked in any way. The development currently envisages the buildings as including from ten to two-hundred-ninety-seven apartment units. The underlying zoning is CR in all but the parcel south of V Street that is Arts/C2B, and the PUD will ask to change the zoning from C2B to CR. The PUD process allows us to expand the FAR from six to eight, and on three of the projects we are projecting a one-hundred foot height. The small parcel north of the 9:30 Club will only be at sixty-five feet. The ground floor of the two buildings facing on V Street will contain retail. Other portions of the development may contain retail, but we will develop those pieces in consultation with the community. The amenities package has not been fully developed, but we have presumed that affordable housing will be a key element of the amenities package. Our guidance from Office of Planning is that fifteen percent of the bonus density should be set aside as affordable housing, and with the size of this PUD that would project to approximately 30,000 square feet of residential affordable housing. You may notice numbers on the parking that do not reflect the decrease that has been made in the number of units developed in the PUD, and we are projecting approximately a one to one ratio on the parking. Architect Phil Esocoff described the parcels as predominately open land and we hope to work with both Howard University and the neighborhood prior to the set down to clarify the design. Commissioner Moss interjected that a meeting has already occurred with Broadway, Kady and DDOT to discuss the implications, and that other combined meetings would be scheduled. Mr. Esocoff showed presentations of their other residential designs in the District to illustrate their work in the District. Mr. Esocoff described his firm's efforts twenty-five years ago dealing with the Brookings Institute PUD, and noted that Mrs. Hubbard was present and

battling all the way through fifteen years of negotiations. Mr. Esocoff described the retail on 8th as exciting, and asked the community's help in identifying locally owned businesses here. Commissioner Parker asked about the number of floors in each of the buildings, and Mr. Esocoff stated that they project six on the small property and ten in each of the larger parcels. Mr. Esocoff stated that the developer is actually excited about building in proximity to the 9:30 Club and feels that it should be treated as an amenity rather than a liability. Commissioner Spalding asked about the parcel currently in C2B, and whether their design would be coordinated with the projected development by DC Housing Finance Agency on their part of the C2B block, and whether the change in the northeast corner to CR would force a change in the entire block. Mr. Esocoff responded that they do need to coordinate the developments. Ms. Prince stated that Mr. Weldler has had talks with Housing Finance, but that the talks have not been productive yet. Commissioner Moss added that they have been invited to participate with the ANC in the process, and that she would continue to encourage their participation. Commissioner Spalding asked about preliminary work with the Dept. of Transportation over the unusual layout of the underlying squares. These squares due to the industrial uses have grown to almost three times the normal territory of a square, and in doing so have cut east west road communication. Have you considered the possibility of encouraging the continuation of either Bryant or W Streets to ease any projected congestion? Mr. Esocoff agrees that this is an important concern, and suggested that taking land for this purpose might be difficult but is worth pursuing. Mr. Esocoff stated that in their ongoing talks with Howard University they are discussing a combination of easements that would create a semblance of a street in the form of an assemblage of back yards. Commissioner Thomas Smith asked about the effect of the height of these buildings on the views from other parts of the neighborhood, and Mr. Esocoff agreed that there would be an effect; however, these are abutting the existing Howard University Buildings just to the north of their site. A constituent asked if any of the parcels were in the historic zones, and Mr. Esocoff responded that none of the territory is in the historic zone but that Office of Planning encompasses the Historic Preservation Office and that HPO would be party to the OP reviews.

DCWASA gave a presentation on the lead service line replacement program. Approximately 20% of the service lines in the district contain lead, and WASA plans to replace the lines within the next five years. Neil Cavanaugh described the details of the service line replacement program. The construction department will give those whose lines are to be replaced a forty-five day notification that will contain an estimate of doing the work on private property. A second notification will be sent two weeks prior to the work. 72 hours prior to the work no parking signs will be posted. Three holes will be dug and pipe run through the holes in order to minimize impact on yards and the streets. There is a fourteen-day period to restore the streets and yards once the work has been completed. Chairman Hunter asked if this information was available on WASA's web site, and they are available at www.dcwasa.com. Commissioner Moss asked if the replacement of the street and sidewalk materials would match the current materials in the streetscapes. DCWASA is trying to coordinate the work with DDOT. Commissioner T.

Smith stated that there has been a problem with asphalt temporary patching not being replaced in a timely fashion with appropriate matching materials. Mr. Cavanaugh stated that they hold the purse strings with reimbursement of the contractors doing the restoration, and if not done properly they are not going to be paid. Commissioner Spalding asked about the scheduling of the work, and whether it was being done piecemeal across the city doing one blockface and then moving across the city and then returning to do a nearby blockface. Mr. Cavanaugh responded that it's a combination of the largest number of lines to be replaced and coordination with DDOT. Commissioner Spalding responded that for both Commissioners and constituents there is a concern over streetscape improvements, and if we had some sense of the long term scheduling we could better assess our community priorities for streetscape improvements. I have a projected work schedule for DDOT's alley and street work over the next five years, and if you could provide a similar schedule on your web site it would be very valuable to our own work with scheduling improvements to our public space. Commissioner Akinmboni asked about the cost for replacement on private property, and Mr. Cavanaugh responded that each owner would get an estimate of the cost for their specific property and would be \$100 per foot to the building wall and \$500 for the penetration and connection inside the property. There are also ways available to help owners finance this work, and these details are on the web site.

Commissioner Spalding introduced a resolution asking DDOT to better inform their infrastructure decision making in light of their own Context Sensitive Design guidelines. In the recent U Street/Howard University study there appeared to be no consideration of the historic nature of the public space in our historic district. Commissioner Spalding moved that ANC1B calls on the DDOT Ward 1 Transportation Planner to organize and hold meetings involving DDOT, DC Historic Preservation Office, and local leaders in order to develop Context Sensitive Design guidelines specific to and appropriate for the Greater U Street Historic District and the LeDroit Park Historic District. Motion was seconded and adopted (9-0-0).

Commissioner Stephens stated that ten parking meters on the eastern side of Belmont Street, and an additional ten meters on the eastern side of Chapin Street. These were all installed in the past eighteen months, and were installed with no notification or input from the community. DDOT has responded to complaints by indicating that the installation was dictated by the presence of the Nehemiah Center. Commissioner Stephens indicated that there were always twenty spaces available in the Nehemiah parking lot, and that the lack of RPP slots serving the immediate neighborhood calls for removal of these meters. Commissioner Stephens moved that ANC1B call upon DDOT to immediately remove these meters, and to in no way again install meters on these blocks without due notice and involvement of the community. Motion was seconded and adopted (9-0-0). Commissioner Moss moved that the same motion be used and indicate

installations at 9th and S, 9th and T, 8th & T, and 7th and T. Motion was seconded and approved (9-0-0).

Chairman Hunter introduced consideration of the DC Campaign for Inclusionary Zoning request of support for their proposal to be considered by the Zoning Commission is Case 04-33. ANC1B is already on record supporting inclusionary zoning. Cheryl Cort gave a history of the Campaign's work to get inclusionary zoning considered, and the Office of Planning's involvement. There are now two competing text amendments and the Zoning Commission hearing will be weighing the advantages of each proposal. Ms. Cort described the OP amendment as weaker, and argued that establishing stronger targets immediately would better serve the District. Chairman Hunter recognized Ms. Cort as a tireless advocate, and apologized for the lack of attention on ANC1B's agenda schedule. Chairman Hunter stated that the Commission is hoping to develop workshops on land use issues, PUD's, zoning, and we hope that you will help educate us in these areas. Commissioner T. Smith stated that in the second section of the key components you suggest that developers can elect to take a matter of right density bonus of approximately 20% FAR, and my concern with that is that I know we have one case in this ANC in the 1300 block of Euclid Street where someone has built past the sight lines again. Will this bonus density allowance contribute to these problems with sight lines and setbacks? Ms. Cort responded that it is the difference between underlying zoning and the guidelines of the Comprehensive Plan. Commissioner Spalding stated that he put this agenda item on our calendar since he knew the case would be heard in July. I've read through all of the Office of Planning documents and they are long and extremely detailed. I'm not ready to support either proposal at this time. Chairman Hunter asked if we could make the lengthy OP document available to each of the Commissioners, and Secretary Spalding agreed to find a way of getting copies for the Commissioners. Chairman Hunter stated that the document contains information that it is important for the Commission to review. Commissioner Parker stated that she hopes that District can achieve an inclusionary zoning policy, but that without time to compare the two proposals she would have to abstain or vote against supporting either plan. Commissioner Moss asked about the Housing Production Trust Fund, and are you feeling comfortable empowering DHCD to run the IZ policy? Ms. Cort responded that the Housing Production Trust Fund is public monies, and the push for the IZ policy is to include and incorporate private development. Commissioner Stephens moved support for the proposal forwarded by the Campaign for Inclusionary Zoning, and it was seconded. In a roll call vote Commissioner Moss voted Nay, Commissioner Spalding voted Nay, Commissioner Hammonds voted Nay, Commissioner Hunter voted Yea, Commissioner Mike Smith voted Nay, Commissioner Stephens voted Yea, Commissioner Parker voted Nay, Commissioner Akinboni voted Nay, Commissioner Thomas Smith voted Yea, Commissioners Mathews and Wright were absent, and the motion failed on a vote of (3-6-0). Chairman Hunter stated that the Commission would continue to work towards developing informational meetings dealing with inclusionary zoning, PUD's and zoning issues.

Commissioner Spalding reminded the Commissioners to return the business card samples with corrections as soon as possible. Motion to adjourn was made, seconded and adopted (9-0-0) at just before 10PM.