

June 27, 2019

Chairman Phil Mendelson
Committee of the Whole
1350 Pennsylvania Avenue NW
Suite 504
Washington, DC 20004

Re: Nomination of Peter A. Shapiro to the Zoning Commission

Dear Chairman Mendelson:

Please see my answers to your questions below.

- 1. Please provide a copy of the Financial Disclosure Statement you filed with the Office of Campaign Finance or the Board of Ethics and Government Accountability. If you have not filed a Financial Disclosure Statement, please provide answers to questions no. 2-8 in lieu of that statement.**

See attached Financial Disclosure Statement

- 2. Please provide the name of each business entity transacting any business with the District Government in which you have a beneficial interest valued in excess of \$1,000, including publicly traded stock.**

See attached Financial Disclosure Statement

- 3. Please provide the name of each business entity transacting any business (including consulting) with the District Government from which you or your immediate family have received (or are receiving) income for services rendered in excess of \$200 during the past two years.**

See attached Financial Disclosure Statement

- 4. Please provide the name of each business entity transacting business with the District Government in which you or any member of your immediate family serves as an officer, director, partner, or agent. Also list the position(s) held, a brief description of the entity, and any other pertinent details.**

See attached Financial Disclosure Statement

- 5. Please provide the name of any lender and the amount of liability for each outstanding liability borrowed by you or any member of your immediate family in excess of \$1,000. Do not include loans from a federal or state insured or regulated financial institution, or from any business enterprise regularly engaged in the business of providing revolving credit or installment accounts.**

See attached Financial Disclosure Statement

- 6. Please list the location of all real property located in the District of Columbia**

in which you have an interest with a fair market value in excess of \$1,000.

See attached Financial Disclosure Statement

7. Please list all professional and occupational licenses held by you.

See attached Financial Disclosure Statement

8. Please list any professional organizations of which you are currently a member.

See attached Financial Disclosure Statement

9. Please list all boards and commissions connected with the District government on which you are or have been a member and include the term of service for each.

Zoning Commission, 2016 - Present
ANC 3/4G – SMD 3/4G05, Treasurer, 20014 - 2016

10. Please list any other boards (e.g., Board of Directors of a non-profit) on which you are a member.

Community Forklift/Sustainable Community Initiatives
Group Relations International
Chesapeake Center for Public Leadership
Washington-Baltimore Center for the Study of Group Relations

11. Do you have any outstanding liability for taxes, fees, or other payments to the District, federal, or other state or local governments, either contested or uncontested? If so, please provide documentation of attempts to pay the amount owed or to resolve the disputed claim.

No

12. Do you or any member of your immediate family have any interest, financial or otherwise, that may directly or indirectly pose a conflict of interest for you in performance of your duties as a member of the Zoning Commission?

My wife, Julia Wright, works as a Managing Director for Project Development Services for JLL, an international commercial real estate services firm. JLL has no connection to pending matters before the Zoning Commission, and based on their past work project history, this would be a rare occurrence. However, it is possible that in the future JLL would represent a client who would bring a case before the Zoning Commission. In that instance, I would disclose in writing the connection to the appropriate personnel and would, if appropriate, recuse myself from the case unless and until I receive approval to continue considering the case.

Additionally, my primary employment is with the Revenue Authority of Prince George's County, a development finance agency. I have no financial interest in projects beyond my salaried position with the county agency. However, the agency has the authority to buy and sell real estate and engage as an equity investor and in other forms of partnership with private developers to further the county's economic growth. It might occur that the agency would have a contractual agreement with a

developer who might bring a case before the Zoning Commission. If this were to occur, I would disclose in writing the connection to the appropriate personnel and would recuse myself from the case unless and until I received approval to continue considering the case.

13. **Please describe any local political activity (i.e. the District of Columbia local elections or campaigns) that you have engaged in over the past five years, including all campaign contributions to a D.C. candidate or political committee.**

I was elected ANC 3/4G05 in 2014 and served as treasurer of the commission. I resigned my position when I was appointed to the Zoning Commission in 2016.

See list below of all campaign contributions to a DC candidate or political committee over the past five years.

Principal Campaign Committee Contributions Report (Shapiro)

Committee Name	Candidate Name	Receipt Date	Amount
Muriel Bowser for Mayor	Muriel Bowser	03/14/2014	\$500.00
Elissa 2014	Elissa Silverman	05/19/2014	\$100.00
Karl Racine For AG	Karl Racine	09/26/2014	\$250.00
Elissa 2014	Elissa Silverman	10/01/2014	\$150.00
Karl Racine For AG	Karl Racine	10/25/2014	\$100.00
Brandon Todd for Ward 4	Brandon Todd	03/26/2015	\$250.00
Robert White At-Large 2016	Robert White	02/12/2016	\$250.00
Robert White At-Large 2016	Robert White	04/22/2016	\$250.00
Brianne for DC 2018	Brianne Nadeau	02/07/2017	\$100.00
Brianne for DC 2018	Brianne Nadeau	06/07/2017	\$250.00
Elissa 2018	Elissa Silverman	03/02/2018	\$100.00
Brianne for DC 2018	Brianne Nadeau	04/06/2018	\$150.00
Jeremiah At Large 2018	Jeremiah Lowery	05/03/2018	\$100.00

14. **Are you registered with any local, state, or federal government to lobby? If so, list the jurisdiction(s) in which you are registered and the date(s) of your registration.**

No

15. **Why have you agreed to serve another term and how do you plan to continue to help the Zoning Commission fulfill its role and mission during your time on the Commission? What do you believe is the role and purpose of the Zoning Commission?**

I have agreed to serve another term because I am committed to the current and future health and welfare of the District of Columbia and believe that high quality, socially responsible and environmentally sensitive development is critical to accomplishing these goals.

I will continue to help the Zoning Commission fulfill its role and mission by remaining dedicated to ensuring that new development functions well and contributes to the vitality, and economic and environmental sustainability of our city and its residents. And in recognition of

our unique status as the Nation's Capital, I remain equally committed to ensuring that new development is of superior design, enhancing our image locally, nationally and internationally. I feel that I have demonstrated, in my first term of service, the experience and temperament to continue to serve effectively.

Pursuant to DC Code, the role of the Zoning Commission is to act as the quasi-judicial body charged with preparing, adopting and amending the Zoning Regulations and Zoning Map in a means not inconsistent with the Comprehensive Plan for the National Capital Area. I believe the primary purpose of the Zoning Commission is to preserve and enhance the quality of life of DC residents by effectively regulating the built environment.

Since first appointed, my top priority has been and will continue to be to preserve the unique assets of existing neighborhoods while supporting new development that enhances their vibrancy and sustainability. In addition, I will work to ensure an adequate supply of affordable housing for current and future District residents.

16. Given that you are being reappointed to the Commission, what challenges do you believe the Commission has experienced since your time on the Commission, and how do you believe these challenges should be addressed moving forward?

Coincident with my appointment in 2016, the Commission has had a significantly larger number of Planned Unit Development (PUD) decisions challenged in court. The purpose of the PUD process is to provide for higher quality development through flexibility in building controls, including height and density, provided that the resulting development is superior to what would result from a matter-of-right development, offer a commendable number or quality of meaningful public benefits, and protect and advance the public health, safety, welfare, and convenience, and is not inconsistent with the Comprehensive Plan.

The Applicant has the burden of proof to justify the granting of a PUD application. The Zoning Commission will "judge, balance, and reconcile" the relative value of the public benefits and amenities, the degree of development incentives requested, and any potential adverse effects for each specific case. While we consider a variety of public benefits in relation to adverse effects, perhaps most significant are the enhanced Inclusionary Zoning (IZ) units often proffered. The District is facing a crisis in housing affordability and there are thousands of IZ units held up as a result of these appeals.

Appropriately specific updates to the Comprehensive Plan that continue to preserve the community's right to appeal, but clarify the Commission's authority to balance amenities should help resolve this issue. In addition, the Commission has been working to draft more precise and comprehensive orders, again responding to the Court's concerns regarding balancing potentially competing elements of the Comprehensive Plan.

17. Please discuss any past and present experiences not already mentioned that you believe are relevant to support your re-appointment as a member of the Zoning Commission.

For six years (1998 – 2004), I served on the Prince George's County Council, two years as Chair. The County Council sits as the District Council, the quasi-judicial final arbiter on land use and zoning decisions. In that capacity I considered hundreds of conceptual and detailed site plans, special exceptions, variances, and the like. In addition, as Chair, I led the Council through the process of developing and adopting the 2002 General Plan for the County.