

**COUNCIL OF THE DISTRICT OF COLUMBIA  
COMMITTEE OF THE WHOLE  
COMMITTEE REPORT**

1350 Pennsylvania Avenue, NW, Washington, DC 20004

DRAFT

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**TO:** All Councilmembers

**FROM:** Chairman Phil Mendelson  
Committee of the Whole

**DATE:** September 17, 2019

**SUBJECT:** Report on PR 23-285, “Zoning Commission Peter Shapiro Confirmation Resolution of 2019”

The Committee of the Whole, to which Proposed Resolution 23-285, “Zoning Commission Peter Shapiro Confirmation Resolution of 2019” was referred, reports favorably thereon and recommends approval by the Council.

CONTENTS

|       |   |   |
|-------|---|---|
| I.    | Background And Need.....                            | 1 |
| II.   | Legislative Chronology.....                         | 4 |
| III.  | Position Of The Executive.....                      | 4 |
| IV.   | Comments Of Advisory Neighborhood Commissions ..... | 4 |
| V.    | Summary Of Testimony.....                           | 4 |
| VI.   | Impact On Existing Law .....                        | 6 |
| VII.  | Fiscal Impact.....                                  | 6 |
| VIII. | Section-By-Section Analysis .....                   | 6 |
| IX.   | Committee Action.....                               | 6 |
| X.    | Attachments .....                                   | 7 |

**I. BACKGROUND AND NEED**

Proposed Resolution 23-285, the “Zoning Commission Peter Shapiro Confirmation Resolution of 2019,” was introduced by Chairman Mendelson at the request of the Mayor on May 1, 2019 and referred to the Committee of the Whole. The purpose of PR 23-285 is to confirm the Mayor’s nomination of Peter Shapiro for re-appointment as a member of the Zoning Commission, for a term to end February 3, 2023. Mr. Shapiro was first appointed to the Zoning Commission February 3, 2016.

The Zoning Commission is an independent, quasi-judicial and quasi-legislative body established by Congress in 1920<sup>1</sup>. The District of Columbia was one of the first jurisdictions in the

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<sup>1</sup> The Zoning Commission is referred to as an independent agency created outside of District government in Part F of Title VI of the Charter of the District of Columbia Home Rule Act, approved December 24, 1973 (87 Stat. 788;

United States to develop a comprehensive zoning ordinance after New York City. Under the 1920 Zoning Act, the Zoning Commission was authorized to divide the city into districts, or zones, to regulate land usage. This consisted of three specific categories of zoning: building heights within zones; “use districts” such as residential, commercial and industrial; and lot occupancy.

The Zoning Act of 1938 expanded the regulatory power of the Zoning Commission’s original jurisdiction.<sup>2</sup> It also called for a Comprehensive Plan for the District, created a framework for public involvement in zoning matters, established permitting systems, and exempted public buildings from zoning controls.<sup>3</sup>

After establishment of the DC Council in 1967, the Mayor-Commissioner and the Chairman and Vice-Chairman of the DC Council were automatically members of the Zoning Commission. The other two members were the Architect of the Capitol and the Director of the National Park Service. With passage of the Home Rule Act in 1974, the three District members were replaced by three Mayoral appointments, who are confirmed by the Council.

In 1990, the Council adopted the Office of Zoning Independence Act<sup>4</sup> which created the Office of Zoning as an independent agency with professional staff to assist both the Zoning Commission and the Board of Zoning Adjustment.<sup>5</sup>

The Zoning Commission has exclusive jurisdiction over all matters concerning zoning in the District of Columbia.<sup>6</sup> Although there is a separate Board of Zoning Adjustment (on which a rotating member of the Zoning Commission sits), the Zoning Commission has plenary authority and may review *sua sponte* any decision of the Board. The Zoning Commission is responsible for the zoning regulations (11 DCMR) and reviews all cases relating to the zoning map and text. These include planned unit developments (PUDS) and campus plans of colleges and universities. The Zoning Commission is responsible for implementing the land use element of the Comprehensive Plan, a plan which is proposed by the Mayor and adopted by the Council.

**Table 1: Membership of the Zoning Commission for the District of Columbia**

| Resolution #     | Appointee  | Nominated for Term Expiring: | Residency     |
|------------------|--|------------------------------|---------------|
| <b>PR 23-285</b> | <b>Peter Shapiro, Nominee</b>                          | <b>February 3, 2023</b>      | <b>Ward 3</b> |
| R. 22-459        | Anthony J. Hood, Chairman                              | February 3, 2022             | Ward 5        |
| R.22-173         | Robert Miller  | February 3, 2021             | Ward 3        |
| N/A              | Michael G. Turnbull, Architect of the Capitol Designee | N/A                          | N/A           |

D.C. Official Code § 6-621.01); *see also*, Tenley & Cleveland Park Emergency Comm. v. Dist. of Columbia Bd. of Zoning Adjustment, 550 A.2d 331 (D.C. 1988).

<sup>2</sup> Zoning Act of 1938, approved June 20, 1938 (52 Stat. 797, as amended; D.C. Official Code §§6-441.01 to 6-641.15 (formerly codified at D.C. Code §§ 5-413 to 5-432))

<sup>3</sup> <http://dcoz.dc.gov/about/history2.shtm>; *see also* D.C. Official Code § 6-621.01.

<sup>4</sup> D.C. Official Code § 6-623.01 (Sept. 20, 1990, D.C. Law 8-163, § 2, 37 DCR 4676.)

<sup>5</sup> D.C. Official Code § 6-623.02

<sup>6</sup> Tenley & Cleveland Park Emergency Comm. v. Dist. of Columbia Bd. of Zoning Adjustment, 550 A.2d 331 (D.C. 1988).

|     |   |     |     |
|-----|---|-----|-----|
| N/A | Peter G. May, National Park Service<br>Designee | N/A | N/A |
|-----|---|-----|-----|

Mr. Shapiro currently serves on the Zoning Commission and was first appointed on February 3, 2016 for a term ending February 3, 2019, replacing Marci Cohen. Mr. Shapiro is the Executive Director of the Revenue Authority of Prince George’s County, a quasi-governmental agency that serves as a real estate development and development finance agency consisting of a nine-member appointed board, a \$47 million operating budget, and a staff of over 100 professionals. Since Mr. Shapiro’s appointment in 2013, he has directed an organizational transformation for the agency to fulfill its mission as an economic development and development finance agency, while continuing to optimize and expand operating programs. Under his leadership, the Authority has invested in projects that will total over \$2 billion in public/private partnerships. These projects include TIF-financed construction improvements, HUD-financed public/private redevelopment, and mixed-use development in Prince George’s County.

Mr. Shapiro is a former member and two-term chair of the Prince George’s County Council, which acts as the County’s District Council governing land use and zoning. He also served at the Metropolitan Washington Council of Governments from 1998 to 2004, serving on its Board of Directors and on the Transportation Planning Board, on which he was Chair for one year.

Mr. Shapiro grew up in Washington, DC and returned to the District in 2009. In 2014, he was elected to be a member of ANC 3/4G, for which he has served as Treasurer. Mr. Shapiro resigned from the ANC in 2016 following his appointment to the Zoning Commission. Mr. Shapiro is also an executive coach and consultant for MBA, EMBA, and senior executive leadership development programs at IMD (Switzerland), Skolkovo (Russia), and CEIBS (China) business schools. He has served on the faculty as a lecturer at the University of Maryland’s Master of Real Estate Development Program. Mr. Shapiro is the founder and former director of the Rawlings Center for Public Leadership at the University of Maryland. In 1995, he was awarded a Truman Scholarship for Leadership and Public Service.

Mr. Shapiro received his Bachelor of Arts in African-American studies from the University of Maryland, as well as a Graduate Certification in Leadership and Organizational Behavior from the International Forum for Social Innovation (Paris, France). Additionally, Mr. Shapiro was a doctoral candidate in Leadership and Organizational Behavior at Hull University Business School.<sup>7</sup>

Mr. Shapiro is a native Washingtonian with more than 20 years experience as a civil servant in the Washington region. He serves on the boards of the non-profit Community Forklift and Group Relations International and has received numerous awards and recognition. He is “dedicated to ensuring that new development functions well and contributes to the vitality and

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<sup>7</sup> Committee of the Whole Written Testimony from Peter Shapiro, Zoning Commission Nominee to Phil Mendelson, Chairman, Council of the District of Columbia, June 27, 2019 (on file with the Committee of the Whole and attached to this report).

economic and environmental sustainability of our city and residents.”<sup>8</sup> Mr. Shapiro’s diverse background, including relevant experience in economic development and land use matters, allow him to contribute significantly to the Zoning Commission. Further, his strong public service background brings a unique perspective to the Zoning Commission.

The Committee of the Whole recommends his re-appointment.

## II. LEGISLATIVE CHRONOLOGY

- May 1, 2019 PR 23-285, “Zoning Commission Peter Shapiro Confirmation Resolution of 2019,” is introduced by Chairman Mendelson at the request of the Mayor.
- May 7, 2019 PR 23-285 is “read” at the May 7, 2019 Legislative Meeting; on this date the referral of the PR to the Committee of the Whole is official and the 90-day period for Council review begins. If this measure is not acted upon by the Council before October 7, 2019, PR 23-285 will be deemed disapproved.
- May 10, 2019 Notice of Intent to act on PR 23-285 is published in the *District of Columbia Register*.
- June 21, 2019 Notice of a Public Hearing on PR 23-285 is published in the *DC Register*.
- June 27, 2019 The Committee of the Whole holds a hearing on PR 23-285.
- September 17, 2019 The Committee of the Whole marks-up PR 23-285.

## III. POSITION OF THE EXECUTIVE

Mr. Shapiro is the Mayor’s nominee for appointment to the Zoning Commission.

## IV. COMMENTS OF ADVISORY NEIGHBORHOOD COMMISSIONS

The Committee received no testimony or comments from any Advisory Neighborhood Commissions.

## V. SUMMARY OF TESTIMONY

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<sup>8</sup> Committee of the Whole Written Questionnaire Responses from Peter Shapiro, Zoning Commission Nominee to Phil Mendelson, Chairman, Council of the District of Columbia, at June 27, 2019 (on file with the Committee of the Whole and attached to this report).

The Committee of the Whole held a public hearing on PR 23-285 on Thursday, June 27, 2019. The testimony summarized below is from that hearing. Copies of the testimony are attached to this report.

***John Epting, Goulston & Storrs***, deferred to the testimony of his colleague Meghan Hottel-Cox.

***Megan Hottel-Cox, Goulston & Storrs***, testified in strong and unqualified support of Mr. Shapiro's nomination, calling him "knowledgeable, fair, and even-handed." Ms. Hottel-Cox noted Mr. Shapiro's work championing sustainability and his efforts to promote community outreach and agreement including involvement of ANCs, and commended his work in balancing competing interests.

***Laura Richards, Committee of 100***, while not opposing the nomination, asked the Council to press Mr. Shapiro to engage in higher level, more detailed inquiry in his discussion and analysis of zoning cases. She read the Committee of 100's testimony, signed by Stephen Hansen.

***Peter Shapiro, Nominee***, summarized his background and experience, including his work as an ANC Commissioner and various community leadership roles. Mr. Shapiro emphasized his six years of service on the Prince George's County Council, where he played an integral role in land use and zoning decisions, that he found prepared him well for the Zoning Commission. Mr. Shapiro stated that he "believe(s) 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. As a commissioner, I make decisions based on the evidence presented, and as stated earlier, use the Comprehensive Plan as my guide. It is my nature and professional experience to begin with consensus building, and as such frequently engage in robust deliberations with my fellow commissioners on matters before the Commission."<sup>9</sup> In response to questions, he noted that during his time on the Zoning Commission, there has been increased attention to address affordable housing, particularly through inclusionary zoning provisions, and specifically address displacement, acknowledging this is a challenging topic. He noted his hope that recent appeals of planned unit developments may be better addressed in the future by greater attention to thorough orders, clearer staff resources, and proposed comprehensive plan updates.

The Committee also received the following written testimony.

***Cheryl Cort, Policy Director, Coalition for Smarter Growth***, sent an email in support of the nomination, noting that he "has been a thoughtful Commissioner."

***Stephen Hansen, Committee of 100***, submitted written testimony that was read by Laura Richards. The Committee, while not opposing the nomination, seeks more active involvement in cases from Mr. Shapiro.

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<sup>9</sup> Committee of the Whole Written Testimony from Peter Shapiro, Zoning Commission Nominee to Phil Mendelson, Chairman, Council of the District of Columbia, June 27, 2019 (on file with the Committee of the Whole and attached to this report).

*Lisa Maria Mallory, DCBIA*, supported the reappointment of Mr. Shapiro, noting his demonstrated leadership on the Commission and stated that his “experience gives him a deep understanding of the Zoning Commission’s role and impact on the District.”

## VI. IMPACT ON EXISTING LAW

There are five members of the Zoning Commission pursuant to D.C. Official Code § 6-621.01(a). The Zoning Commission consists of the Architect of the Capitol, the Director of the National Park Service, and three members appointed after confirmation by the Council. Each Mayoral appointee shall serve for a term of four years.<sup>10</sup> The Mayor nominated Mr. Shapiro for re-appointment to the Zoning Commission on May 1, 2019, subject to Council confirmation.

## VII. FISCAL IMPACT

The approval of PR 23-295 will have no fiscal impact. Zoning Commissioners receive a stipend of 25 dollars an hour for a maximum allotment of \$12,000 dollars a year.<sup>11</sup> These costs are included as part of the annual budget for the Office of Zoning.

## VIII. SECTION-BY-SECTION ANALYSIS

|                  |  |
|------------------|--|
| <u>Section 1</u> | States the short title of PR 23-285.   |
| <u>Section 2</u> | Confirms the appointment of Peter Shapiro to the Zoning Commission to complete a term ending February 3, 2023. |
| <u>Section 3</u> | Directs the Council to transmit a copy of this resolution to the nominee and to the Office of the Mayor.       |
| <u>Section 4</u> | Provides that PR 23-285 shall take effect immediately.   |

## IX. COMMITTEE ACTION

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<sup>10</sup> D.C. Official Code § 6-621.01(a).

<sup>11</sup> D.C. Official Code § 1-611.08(c)(6).

## **X. ATTACHMENTS**

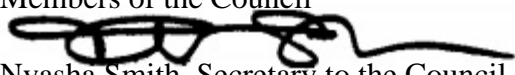
1. PR 23-285 as introduced
2. Nominee's response to Committee questions
3. Written testimony
4. Letters in support of nominee
5. Legal Sufficiency Determination
6. Committee Print for PR 23-285

**COUNCIL OF THE DISTRICT OF COLUMBIA**  
**1350 Pennsylvania Avenue, N.W.**  
**Washington D.C. 20004**

Memorandum

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To : Members of the Council

From :   
Nyasha Smith, Secretary to the Council

Date : May 03, 2019

Subject : Referral of Proposed Legislation

Notice is given that the attached proposed legislation was introduced in the Office of the Secretary on Wednesday, May 1, 2019. Copies are available in Room 10, the Legislative Services Division.

TITLE: "Zoning Commission Peter Shapiro Confirmation Resolution of 2019",  
PR23-0285

INTRODUCED BY: Chairman Mendelson at the request of the Mayor

The Chairman is referring this legislation to the Committee of the Whole. This resolution will be deemed disapproved on Monday, October 7, 2019 without Council action.

Attachment

cc: General Counsel  
Budget Director  
Legislative Services





MURIEL BOWSER  
MAYOR

MAY - 1 2019

2019 MAY - 1 PM 4:11  
OFFICE OF THE  
SECRETARY

The Honorable Phil Mendelson  
Chairman  
Council of the District of Columbia  
John A. Wilson Building  
1350 Pennsylvania Avenue, NW, Suite 504  
Washington, DC 20004

Dear Chairman Mendelson:

In accordance with section 1 of the Act To regulate the heights, area, and use of buildings in the District of Columbia and to create a Zoning Commission, and for other purposes, approved March 1, 1920 (41 Stat. 500; D.C. Official Code § 6-621.01), which established the Zoning Commission ("Commission") for the District of Columbia, and section 2 of the Confirmation Act of 1978, effective March 3, 1979 (D.C. Law 2-142; D.C. Official Code § 1-523.01), I am pleased to nominate the following person for reappointment:

Mr. Peter Shapiro  
4204 48th Place NW  
Washington, DC 20016  
(Ward 3)

to serve as a member of the Commission, for a term to end February 3, 2023.

Enclosed you will find biographical information detailing the experience of Mr. Shapiro, together with a proposed resolution to assist the Council during the confirmation process.

I would appreciate the Council's earliest consideration of this nomination for confirmation. Please do not hesitate to contact me, or Steven Walker, Director, Mayor's Office of Talent and Appointments, should the Council require additional information.

Sincerely,

A handwritten signature in black ink that reads "Muriel Bowser".

Muriel Bowser



Chairman Phil Mendelson  
at the request of the Mayor

A PROPOSED RESOLUTION

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

Chairman Phil Mendelson, at the request of the Mayor, introduced the following resolution,  
which was referred to the Committee on \_\_\_\_\_.

To confirm the reappointment of Mr. Peter Shapiro as a member of the Zoning Commission for  
the District of Columbia.

RESOLVED, BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this  
resolution may be cited as the “Zoning Commission Peter Shapiro Confirmation Resolution of  
2019”.

Sec. 2. The Council of the District of Columbia confirms the reappointment of:

Mr. Peter Shapiro  
4204 48th Place NW  
Washington, DC 20016  
(Ward 3)

as a member of the Zoning Commission in accordance with section 1 of the Act to regulate the  
height, area, and use of buildings in the District of Columbia and to create a Zoning  
Commission, and for other purposes, approved March 1, 1920 (41 Stat. 500; D.C. Official Code  
§ 6-621.01), for a term to end February 3, 2023.

Sec. 3. The Council of the District of Columbia shall transmit a copy of this resolution,  
upon its adoption, to the nominee and to the Office of the Mayor.

Sec. 4. This resolution shall take effect immediately.

## Peter A. Shapiro

### ➤ Public Leadership Roles

- **Zoning Commissioner (2016 – Present)**

One of three members of the Zoning Commission appointed by the Mayor and confirmed by the Council. The Zoning Commission is an independent, quasi-judicial body created by the Zoning Act of 1920. The Zoning Commission is charged with preparing, adopting, and subsequently amending the Zoning Regulations and Zoning Map in a means not inconsistent with the Comprehensive Plan for the District of Columbia.

- **Executive Director, Revenue Authority of Prince George's County (2013 - present)**

The Revenue Authority is a quasi-governmental development finance agency that also serves as an operator of programs and facilities, and a manager of programs and facilities in partnership with other County agencies. It comprises a nine-member appointed board, a \$47MM+ operating budget and a full and part time staff of over 100 professionals.

- **Member, Prince George's County Council (1998-2004 - Chair, 2002 and 2003)**

- Approved the county's multi-billion dollar annual budget
- Governed land use and zoning for the County
- Highlight:
  - Created the vision for, and spear-headed, a comprehensive public/private/non-profit revitalization effort -- the Gateway Arts District -- resulting in over \$500MM+ in new investments along the Route 1 corridor, involving 4 municipalities, state officials, private developers and non-profit arts and community development organizations.

- **Metropolitan Washington Council of Governments (1998-2004)**

- Member, COG Board of Directors
- Chair, Transportation Planning Board
- Chair, Chesapeake Bay Policy Committee
- Chair, TPB Access for All Advisory Committee
- Vice-chair, Metropolitan Washington Air Quality Committee

### ➤ Leadership Consulting (2006 – present)

- **Executive Coach**

- Leadership coach and consultant to senior executives at leading international business schools including IMD (Switzerland), INSEAD (France), Skolkovo (Russia) and CEIBS (China);
- Qualified administrator of a number of psychometric assessment and leadership development tools including: Myers Briggs Type Indicator (MBTI), Denfeld 360, Leadership Effectiveness Assessment, and Personal Directions;

- **Presenter, Public Speaker, Trainer and Program Designer**

- Presented locally, nationally, and internationally on leadership, economic development, planning and governance;
- Highlight:

- Created and presented the Community Leadership Institute for MWCOG, successfully translating complex land use, transportation and air quality policies to a wider audience, and connecting hundreds of local activists and leaders to COG's work and mission.

➤ **Academic Appointments**

- **Faculty, University of Maryland (1994 – 2008, 2015 - 2016)**
  - **Lecturer, Master's program, Real Estate Development, UMD**
  - **Founder and Director, Community Action School, UMD**  
Provided over \$300,000 in competitive grants along with technical and leadership training to local, grassroots non-profits from across the country.
  - **Founder and Director, Rawlings Center for Public Leadership, UMD**  
Provided intensive, high-impact leadership development programs primarily to state, county and municipal elected officials. Raised \$3MM+ to support the work of the Center from government, private and corporate philanthropic sources.

➤ **Other Elected or Appointed Positions**

- **Advisory Neighborhood Commissioner, ANC 3/4G, Washington DC (2014-2016)**
- **Councilmember, Town of Brentwood, Maryland**
- **WMATA Governance Task Force (MWCOG/Greater Washington Board of Trade)**
- **State of Maryland Special Task Force for Transit-Oriented Development**
- **Prince George's County Accountability, Compliance and Integrity Advisory Board**

➤ **Non-Profit Board Leadership Positions**

- **Co-Chair, ULI Regionalism Initiative Council (2014 - 2016)**
- **Board Member, Latin American Youth Center (2005 – 2010)**
  - Led the effort to expand from Washington, DC into Montgomery and Prince George's Counties and to collaborate with the University of Maryland to create a Center for Educational Partnership.
- **Board Member, Prince George's Community Foundation (1998 – 2011)**
  - Chair of the foundation's Program Committee for 3 years. Responsible for distributing over \$1MM in competitive grants to dozens of local non-profits.
- **Other Current and Former Non-Profit Board Positions:**
  - Board Member, Community Forklift (**current**)
  - City Fund (DC), Grant selection panel member
  - Board Member, DC Advocates for the Arts
  - Board Member, Friends of Rhode Island Avenue (FoRIA)
  - Non-Profit Roundtable of Greater Washington
  - Partners for Livable Communities
  - Gateway Community Development Corporation
  - Maryland's International Corridor Community Development Corporation
  - Hyattsville Community Development Corporation

➤ **Education**

- Hull University Business School, East Yorkshire, UK, 2007-2009
  - Doctoral Candidate, Leadership and Organizational Behavior
- International Forum for Social Innovation, Paris, France, 2007
  - Graduate Certification in Leadership and Organizational Behavior
- University of Maryland, College Park, 1995
  - BA, African-American Studies, *Summa cum Laude*, *Phi Beta Kappa*,
  - *Truman Scholarship for Excellence in Leadership and Public Service*
- Trinity College, Hartford, CT, 1981-1984

➤ **Awards and Recognition**

- St. George's Day Award, Prince George's County Historical Society
- Special Recognition Award, Neighborhood Design Center
- Distinguished Alumnus Award, University of Maryland
- Newsome Public Leadership Award, Center for Non-Profit Advancement
- Award for Leadership in the Arts and Revitalization, Hyattsville CDC
- Public Leadership in the Arts Award, Americans for the Arts/NACO



Executive Office of the Mayor - Office of Talent and Appointments  
John A. Wilson Building | 1350 Pennsylvania Avenue, Suite 600 | Washington, DC 20004

## Peter A. Shapiro



Peter Shapiro is the Executive Director of the Revenue Authority of Prince George's County, Maryland, a quasi-governmental economic development and development finance agency, and the County's parking authority. Mr. Shapiro is currently a member of the Zoning Commission for the District of Columbia.

He is a former member and two-term chair of the Prince George's County Council which also acts as the County's District Council, governing land use and zoning.

Peter grew up in Washington, DC and returned here in 2009. From 2014 to 2016, he served as a Commissioner for District of Columbia ANC 3/4G, for which he served as Treasurer.

In addition, Peter is an executive coach and consultant for MBA, EMBA and senior executive leadership development programs at IMD (Switzerland), SKOLKOVO (Russia) and CEIBS (China) business schools, and was an adjunct faculty member for the University of Maryland's Master of Real Estate Development Program. Peter is also the founder and former director of the Rawlings Center for Public Leadership at the University of Maryland.

A Ward 3 resident, Peter earned a Bachelor of Arts in African-American studies from the University of Maryland. He also earned a graduate Certificate in Leadership and Organizational Behavior from the International Forum for Social Innovation in Paris, France. He lives with his family in the Spring Valley neighborhood of Washington, DC.



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)**

| <b>Committee Name</b>      | <b>Candidate Name</b> | <b>Receipt Date</b> | <b>Amount</b> |
|----------------------------|-----------------------|---------------------|---------------|
| 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.

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
ZONING COMMISSION



Public Roundtable on  
PR23-285, the “Zoning Commission Peter Shapiro Confirmation  
Resolution of 2019”

Testimony of  
**Peter Shapiro**

Before the  
Committee of the Whole  
The Honorable Phil Mendelson, Chairperson

John A. Wilson Building  
Room 412  
1350 Pennsylvania Avenue, NW  
Washington, DC 20004

June 27, 2019  
12:30 pm



Good afternoon, Chairman Mendelson and members of the Committee of the Whole. My name is Peter Shapiro and I am honored to have been nominated by Mayor Bowser to be re-appointed to the Zoning Commission. I thank you for the opportunity to speak before you today to discuss my qualifications and experiences and affirm my commitment to serve the District of Columbia on this important body. If reconfirmed, I will continue to work with my colleagues to ensure the mission of the Zoning Commission is executed in a manner consistent with the organization's charge.

Let me start by telling you a little about myself. I grew up in Washington, D.C. and have lived in the National Capital region for most of my life. I moved back to Washington, D.C. 10 years ago and currently reside in Spring Valley. I was an Advisory Neighborhood Commissioner in Chevy Chase from 2014 to 2016, representing SMD 3/4G05. As a Commissioner, I understood and was committed to engaging constituents to, as the ANC mission says, bring government closer to the people, and people closer to the government.

I am proud to have received a number of awards and recognition for community leadership including the Public Leadership Award from the Center for Non-Profit Advancement, and I have helped found and/or serve on the board of over a dozen community-oriented non-profits in D.C. and Maryland, including the Latin American Youth Center, Community Forklift, Friends of Rhode Island Avenue, DC Advocates for the Arts, and the Non-Profit Roundtable of Greater Washington.

Currently, I am the Director of the Revenue Authority of Prince George's County, which is the county's development finance agency and parking authority.

In my past 2 ½ years of service on the Zoning Commission, I feel that I have demonstrated the experience and temperament to continue to serve effectively. I believe that I was able to hit the ground running, in part because I was able to build on my years of service on the Prince George's County Council, including two years as Chair. The County Council sits as the District Council, the quasi-judicial final arbiter on land use and zoning decisions, a role quite similar to that of the Zoning Commission. In that capacity I considered hundreds of conceptual and detailed site plans, special exceptions, variances, and the like for Prince George's County. In addition, as Chair, I led the County Council through the process of developing and adopting the General Plan for the County, the equivalent of the DC Comprehensive Plan. Through these experiences, I have developed expertise on many of the issues that face the Zoning Commission.



Pursuant to the DC Official 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 consistent with the Comprehensive Plan. Simply, I continue to 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. As a commissioner, I make decisions based on the evidence presented, and as stated earlier, use the Comprehensive Plan as my guide. It is my nature and professional experience to begin with consensus building, and as such frequently engage in robust deliberations with my fellow commissioners on matters before the Commission.

As commissioner, I have been, and will continue to be diligent in my commitment to the current and future health and welfare of the residents of the District of Columbia, while recognizing our unique status as the Nation's Capital. Therefore, I am equally committed to ensuring that new development is of the highest quality design, enhancing our image locally, nationally and internationally.

In summary, I believe that high quality, socially responsible and environmentally sensitive development is critical to accomplishing these goals. The Zoning Commission is central to achieving these goals. If reconfirmed, I look forward to working with the staff in the Office of Zoning to quickly get up to speed and immediately get to work.

Mr. Chairman, I thank you again for the opportunity to testify today and I look forward to answering any questions you may have.



Council for the District of Columbia: Committee of the Whole: June 27, 2019

PR 23-285 - Zoning Commission Peter Shapiro Confirmation Resolution of 2019

Testimony from Meghan Hottel-Cox, Associate Goulston & Storrs

Good afternoon Chairman Mendelson and Members of the Council. My name is Meghan Hottel-Cox, and I am an Associate at Goulston and Storrs. I am truly pleased to be here this afternoon on behalf of Goulston and Storrs to offer our strong and unqualified support for the appointment of Peter Shapiro to the Zoning Commission. We are thankful that Mr. Shapiro is seeking to extend his history of service to the citizens of the District of Columbia by continuing to serve in this very important position.

For almost three years, Mr. Shapiro has adamantly served the best interests of the District of Columbia through knowledgeable, fair, evenhanded, and diligent evaluation of zoning and planning issues at the Zoning Commission. Mr. Shapiro has consistently championed issues of critical importance, including commitments to high levels of sustainability, the delivery of affordable housing, and community outreach and agreement. Mr. Shapiro's exemplary service is unsurprising, given that his experience as an Advisory Neighborhood Commissioner provided him

with an extensive understanding of and an important perspective on the issues that he has been called upon to address at the Zoning Commission. We believe that Mr. Shapiro's community-oriented experience and his history of service to the District continue to make him an ideal candidate to serve on the Zoning Commission.

I would like to take a minute to focus on three particular areas in which Mr. Shapiro has led the Commission:

- 1) Sustainability. Mr. Shapiro has been a fierce and tireless advocate for sustainability in each and every District development. He has pushed every Applicant to ensure that the project provides meaningful and significant commitments to the environment. He consistently presses applicants to first provide alternative energy, then increase these commitments to alternative energy, and to create truly sustainable projects. He is almost single-handedly responsible for the fact that virtually every Planned Unit Development now includes solar panels. He has also been a driving force in encouraging fellow Commissioners to take cutting-edge approaches to sustainability issues they consider. These efforts have resulted increased

sustainability and resiliency of District development that will serve the community for years to come.

- 2) Community Input. Because of his previous experience as an ANC Commissioner, Mr. Shapiro is particularly attentive to the vital role that the communities, particularly the Advisory Neighborhood Commissions, play in all applications and petitions that come before the Commission. He is one of the first Commissioners to raise community issues and to routinely require applicants to return to discuss these issues with the ANCs prior to the Commission moving forward.
  
- 3) Balancing Competing Interests. It is unsurprising that many zoning cases can bring a variety of competing, and sometimes conflicting, parties and stakeholders to the fore. Mr. Shapiro carefully considers all points of view and ensures that issues and concerns are fully addressed, in a meaningful and enforceable way, before making any decision. Much like the Chair of the Commission, Mr. Shapiro also pushes the parties to work collegially and cooperatively to resolve their issues themselves. This is critical, because that dialogue and resolution often results in long-term mutual collective



# The Committee of 100

on the Federal City



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May 6, 2019

Chairman Phil Mendelson  
Council of the District of Columbia  
1350 Pennsylvania Ave., N.W., Suite 108  
Washington, DC 20004

Re: Stephen Shapiro, Reappointment, to the D.C. Zoning Commission

Dear Chairman Mendelson,

Mayor Muriel Bowser is asking the D.C. Council to confirm her reappointment of Stephen Shapiro to a second term on the D.C. Zoning Commission. The Committee of 100 on the Federal City is not opposing this reappointment, but we urge the Council to press Mr. Shapiro to perform with a higher level of engagement and sensitivity to the public.

The DC Zoning Commission is structured with challenges. It is a hybrid federal and local body with no elected members. It's described in the Home Rule Act as an independent body, but rarely strays from the Mayor's development agenda. It has no staff, but instead relies on the Mayor's economic team at the Office of Planning to advise it on which cases to hear and how to evaluate cases based on zoning regulations and the D.C. Comprehensive Plan.

In recent times, the Zoning Commission has become a powerful and ubiquitous force in the city. It has approved countless large development projects that deviate from zoning norms. It has rewritten the zoning code to abandon decades old principles in the predictability of land use and adopted a more arbitrary approach. It is, for better or worse, the final arbiter of community goals that land development and use be grounded in the city plan and reflect an ongoing narrative of our social and civic history.

The reappointment of Mr. Shapiro is an ideal time to assess what citizens expect from a commissioner and how Mr. Shapiro fits that role. In determining how to restrict the development or use of private property through regulation or by application, a zoning commissioner must display consistency, knowledge of zoning concepts and law, respect for the rights of citizens, and avoid arbitrary and unfair actions. Mr. Shapiro, unfortunately, is nearly a blank slate. He votes as the Office of Planning recommends and he rarely makes a substantive statement. Is he overwhelmed or disinterested? Does he understand that his job is not to rubberstamp applications or text

*A beautiful and livable Washington, DC for all.*

Chairman Phil Mendelson  
May 6, 2019  
Page Two

amendments advanced by the Office of Planning, but its rather to use his knowledge and experience to make sound decisions, including denials, and to shape projects that fit a neighborhood and promote our goals and values?

There are only three members of the commission appointed to represent the District of Columbia. Ideally, each member brings a varied experience that overlaps with and is representative of a large segment of the population. If a member never questions or engages, it is doubtful that he or she is giving voice to the interests of our diverse citizenry. More worrisome, is whether a silent commissioner, like Mr. Shapiro, understands the breadth of his role and how much DC residents rely on him to be sensitive, fair, unbiased, and independent. Mr. Shapiro was a former ANC commissioner and has run ran for elected offices in the District and Maryland. He knows how to communicate. He should use this opportunity of serving on the Zoning Commission to demonstrate his independence, passion for equitable planning and land use decision making, and his understanding of the short- and long-term consequences of his positions on not only pocketbo oks, but also on the quality of life of residents.

Sincerely,

A handwritten signature in blue ink that reads "S. A. Hansen". The signature is written in a cursive, flowing style.

Stephen A. Hansen  
Chair

1 **DRAFT COMMITTEE PRINT**  
2 Committee of the Whole  
3 September 17, 2019  
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6  
7

8 **A PROPOSED RESOLUTION**

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11 23-285  
12

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14 **IN THE COUNCIL OF THE DISTRICT OF COLUMBIA**  
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16 \_\_\_\_\_  
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18  
19 To confirm the re-appointment of Mr. Peter Shapiro to the Zoning Commission.  
20

21 **RESOLVED, BY THE COUNCIL OF THE DISTRICT OF COLUMBIA,** that this  
22 resolution may be cited as the “Zoning Commission Peter Shapiro Confirmation Resolution of  
23 2019”.

24 **Sec. 2.** The Council of the District of Columbia confirms the appointment of:  
25

26 **Mr. Peter Shapiro**  
27 **48<sup>th</sup> Place, NW**  
28 **Washington, DC 20016**  
29 **(Ward 3)**  
30

31 as a Mayoral Appointee of the District of Columbia Zoning Commission, established by section  
32 1 of An Act To regulate the height, area, and use of buildings in the District of Columbia and to  
33 create a Zoning Commission, and for other purposes, approved March 1, 1920 (41 Stat. 500;  
34 D.C. Official Code 6-621.01), for a term to end February 3, 2023.

35 **Sec. 3.** The Council of the District of Columbia shall transmit a copy of this resolution,  
36 upon its adoption, to the nominee and to the Office of the Mayor.

37 **Sec. 4.** This resolution shall take effect immediately.