

GOVERNMENT OF
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

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PUBLIC HEARING

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MONDAY, DECEMBER 2, 2019

The Regular Public Hearing convened in the Jerrily R. Kress Memorial Hearing Room, Room 220 South, 441 4th Street, N.W., Washington, D.C., 20001, pursuant to notice at 6:30 p.m., Anthony J. Hood, Chairperson, presiding.

ZONING COMMISSION MEMBERS PRESENT:

ANTHONY J. HOOD, Chairperson
ROBERT MILLER, Vice Chairperson
MICHAEL TURNBULL, Commissioner, FAIA (AOC)
PETER G. MAY, Commissioner (NPS)
PETER SHAPIRO, Commissioner

OFFICE OF ZONING STAFF PRESENT:

SHARON SCHELLIN, Secretary

D.C. OFFICE OF THE ATTORNEY GENERAL PRESENT:

ALEXANDRA CAIN, ESQ.

OFFICE OF PLANNING STAFF PRESENT:

JENNIFER STEINGASSER
MATTHEW JESICK

DISTRICT DEPARTMENT OF TRANSPORTATION STAFF PRESENT:

AARON ZIMMERMAN
KELSEY BRIDGES

The transcript constitutes the minutes from the Public Hearing held on December 2, 2019.

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

6:29 p.m.

1
2
3 CHAIRPERSON HOOD: Okay. Let's go ahead and get
4 started. Good evening, ladies and gentlemen. This is the
5 Public Hearing of the Zoning Commission for the District of
6 Columbia.

7 My name is Anthony Hood, soon to be joined by Vice
8 Chair Miller. Also joined by Commissioner Shapiro,
9 Commissioner May and Commissioner Turnbull. I'm also joined
10 by the Office of Zoning staff, Ms. Sharon Schellin; Office
11 of the Attorney General, Ms. Cain.

12 And I'm going to ask Ms. Steingasser if she would
13 introduce her staff.

14 MS. STEINGASSER: I'm Jennifer Steingasser with
15 the Office of Planning.

16 MR. JESICK: Matt Jesick with the Office of
17 Planning.

18 CHAIRPERSON HOOD: Okay. So I think you are with
19 DDOT, Ms. Bridges? Oh, okay. Well, also thank you, Ms.
20 Steingasser.

21 We also have the Department of -- the District
22 Department of Transportation, Mr. Zimmerman and Ms. Bridges.
23 Ms. Bridges, is this your first time here to the Zoning
24 Commission of the District of Columbia?

25 MS. BRIDGES: Yes.

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1 CHAIRPERSON HOOD: Well, we want to welcome you.
2 I'm not sure what is going to happen tonight, but we want to
3 welcome you and look forward to working with you.

4 Okay. Tonight is kind of unique. We have four
5 different cases: Case No. 01-17E, 06-11Q, 06-11R, 06-12Q.
6 And I'm going to leave it up to the applicant of how he is
7 going to present and how we are going to do all of that.

8 And I think really though, Mr. Avitabile, we could
9 probably be better advised if we asked our questions, but I
10 will leave it to you when we get to that point.

11 Notice of these hearings were published in the DC
12 Register and again this falls in suit with 11Z DCMR Chapter
13 4.

14 Okay. So I will incorporate the record -- I don't
15 think I need to read through the rest of this. I will
16 incorporate the record for -- the opening statement for the
17 record.

18 Ms. Schellin, would you please administer the
19 oath?

20 MS. SCHELLIN: Would you please rise if you are
21 going to testify? Raise your right hand.

22 (Whereupon, the witnesses were sworn.)

23 MS. SCHELLIN: Thank you.

24 CHAIRPERSON HOOD: Let me just ask, is there
25 anyone here for the first time? Okay. So since you are here

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1 for the first time, we will have preliminary matters, the
2 applicant's case, report of the Office of Planning and the
3 report of this -- the Department of Transportation, report
4 of government agencies, report of the ANC. We will have our
5 testimony for five -- testimony of individuals in support,
6 in opposition and who are undeclared.

7 Organizations will have 5 minutes, individuals
8 will have 3.

9 While the Commission reserves the right to change
10 the time limits for presentations, if necessary, it intends
11 to adhere to the time limits as strictly as possible and
12 notes that no time shall be ceded.

13 After which, we will have -- after that, after the
14 testimony, if need be, we will have rebuttal and closing by
15 the applicant.

16 Is there anyone here who is in opposition of any
17 of these four cases that we are hearing tonight? Okay. The
18 record did not reflect that, so I can do what I kind of want
19 to do.

20 Now the students, are the students in the back?
21 Would somebody come up and tell us what class you are -- if
22 you all don't mind indulging me for a moment. Can somebody
23 come up and tell us what class you are taking? Why you're
24 here?

25 Anyway, why are you here? But come on up and tell

1 us. One of the representatives. We are actually glad you
2 are here. I just always like to hear from the students.

3 MS. MATTHEWS: Hello, I'm S.J. Matthews. I'm a
4 senior at GW and I'm the Student Body President this year and
5 I previously was the Residence Hall Association President
6 last year, so I'm very passionate about improving Residence
7 Hall life at GW.

8 CHAIRPERSON HOOD: Oh, okay. Well, glad to have
9 you, Madam President. We appreciate it. Anybody else like
10 to say something? I see there is a line. I'm not used to
11 that. Go right ahead.

12 MR. MATWICK: So my name is Collin Matwick. I'm
13 a junior at GW. I work with an organization called Campaign
14 GW that helps students kind of get involved in the zoning
15 processes on campus, particularly with a focus on
16 sustainability. So we have kind of done work over the past
17 couple of months informing students about this renovation
18 process and encouraging their support.

19 CHAIRPERSON HOOD: Okay. Next?

20 MS. DIAZ: Okay. And then my name is Trinity
21 Diaz. I'm a junior at GW and I'm the current RHA Residence
22 Hall Association President. So I also care deeply about
23 Residence Hall issues and for advocating for students.

24 CHAIRPERSON HOOD: So the professors didn't make
25 you all come, but you came on your own. We appreciate it.

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1 MS. DIAZ: Oh, no.

2 CHAIRPERSON HOOD: All right. Other than that,
3 I think everybody has been sworn in, right, Ms. Schellin?

4 MS. SCHELLIN: Yes.

5 VICE CHAIR MILLER: And Mr. Chairman?

6 CHAIRPERSON HOOD: Yes?

7 VICE CHAIR MILLER: And I'm a Class of 1980 GW Law
8 Graduate.

9 CHAIRPERSON HOOD: We don't want to overlook that.
10 So okay, what year was it?

11 VICE CHAIR MILLER: What?

12 CHAIRPERSON HOOD: What year?

13 VICE CHAIR MILLER: Many decades, many decades
14 ago.

15 CHAIRPERSON HOOD: I'm just messing with you.
16 Okay. Well Mr. Avitabile, you may begin.

17 MS. SCHELLIN: We do have a couple preliminary
18 matters.

19 CHAIRPERSON HOOD: Oh, we have preliminary
20 matters?

21 MS. SCHELLIN: Yes.

22 CHAIRPERSON HOOD: See that's what happens when
23 I start getting --

24 MS. SCHELLIN: Proffered expert, Mr. Van Der Werf.
25 I don't think he has been proffered before by the Zoning

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1 Commission or approved by the Zoning Commission, rather, in
2 architecture. So if the Commission would take a look at his
3 résumé, just pick a Case 06-12Q, it's Exhibit 11(d) and Mr.
4 Schiesel, of course, has previously been accepted if the
5 Commission would accept him in these four cases.

6 CHAIRPERSON HOOD: Okay. So we only have one, we
7 will continue to keep Mr. Schiesel, I'm sure. So we have --

8 MS. SCHELLIN: So just one other expert is being
9 proffered.

10 CHAIRPERSON HOOD: What's the name again for
11 architecture?

12 MS. SCHELLIN: Yes, in architecture.

13 CHAIRPERSON HOOD: I mean what was the name?

14 MS. SCHELLIN: Van Der Werf.

15 CHAIRPERSON HOOD: Right, Van Der Werf. Okay.

16 MS. SCHELLIN: I'm not sure if I'm pronouncing
17 that correctly.

18 COMMISSIONER TURNBULL: Mr. Chair, I would be in
19 support of confirming him.

20 CHAIRPERSON HOOD: All right. That's all I need.
21 All right. So we are good. We will proffer him as an
22 expert.

23 MS. SCHELLIN: Okay. And then the other
24 preliminary matter, a party status request in support from
25 the West End Citizens Association. It is in all four cases

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1 again in support, filed on time. The representative is Sara
2 Maddux, as the commission to consider the party status
3 request in all four cases.

4 CHAIRPERSON HOOD: Any objections to West End
5 being a party in all four cases?

6 MR. AVITABILE: No, sir.

7 CHAIRPERSON HOOD: Okay. No objections. So no
8 objections. All right. Anything else, Ms. Schellin?

9 MS. SCHELLIN: That's it.

10 CHAIRPERSON HOOD: Okay. Mr. Avitabile, we have
11 four. This is unique for me and I was trying to figure out
12 how to even start this, but there are four different -- if
13 you want to touch on each one of them or if you want to stand
14 on the record, I think we can ask our questions, but let's
15 see how -- I'm going to let you do it how you want to do it.

16 MR. AVITABILE: Thank you, Chairman Hood and
17 members of the Commission. I think we are prepared to rest
18 on the record this evening, given that we are here with the
19 issues, I think, clearly laid out in support.

20 What I'll just do is briefly summarize the cases
21 that we are here for tonight and then address the couple of
22 minor housekeeping items that were submitted today, if that's
23 okay with the Commission. Great. Okay.

24 So we are here tonight, basically, for two
25 elements to this case. The first part is a set of cases that

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1 are modifications to the existing Campus Plan and related
2 PUDs that will allow the university to temporarily locate
3 students in off-campus properties during the two-year
4 renovation of Thurston Hall.

5 The university has worked closely with community
6 stakeholders to develop a plan that would address community
7 concerns, mitigate the impacts of these students living in
8 off-campus properties and provide assurances that the
9 temporary housing plan would not create unacceptable impacts
10 on the Foggy Bottom and West End neighborhoods.

11 And I'm pleased to say we are here with support
12 from ANC-2A and WECA. And so these are Cases 06-11R, which
13 is the amendment of the Campus Plan conditions to allow for
14 this temporary off-campus use. I'm sorry, I think I got it
15 wrong right off the start.

16 06-11Q, that's the modification of the Campus
17 Plan; 06-12Q, which is the modification of the first-stage
18 PUD, and those two applications modify the conditions to
19 allow these off-campus properties to be counted towards the
20 student housing requirement.

21 And then the third case as part of the Temporary
22 Housing Plan is Case 01-17E and that is the case that allows
23 the PUD at 1959 E Street to allow sophomores to live there
24 during the two-year period of the Campus Plan.

25 So those three cases 06-11Q, 06-12Q and 01-17E are

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1 the three cases tied to the, what we call the Temporary
2 Housing Plan.

3 Then the second part of the case is the case in
4 06-11R and that's the further processing case and related
5 zoning relief that allows for the renovation of Thurston Hall
6 itself. And that includes -- further processing is to add
7 the penthouse and to add the canopy structure. The design
8 has been reviewed in concept and approved by HPRB and CFA.
9 And we are pleased. We made some adjustments based on their
10 feedback, but the revised design reflects what was acceptable
11 to them.

12 Again, ANC-2A, WECA are also supportive. You
13 heard from the students, they are supportive of the
14 renovation. And of course the agencies, OP and DDOT, are
15 supportive.

16 And so we are pleased to be here with that as
17 well.

18 Then, I think, what I wanted to just briefly cover
19 were the couple of last minute adjustments that we submitted
20 earlier today. The first is to update one of the conditions
21 that is a part of the Temporary Housing Plan. And it's just
22 clarification of language to make it a little bit clearer
23 what the intent is with respect to the students that will be
24 living at One Washington Circle.

25 And then the other submitted materials include the

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1 photograph of the materials board and some updated elevations
2 that reflect a darker coloring for the penthouse as well as
3 lighter coloring for the interior of the courtyard.

4 Those are the only changes to the elevations. The
5 building is otherwise the same.

6 And then the last tweak, which came this afternoon
7 as we were reviewing the DDOT report, DDOT called noting they
8 had asked for two conditions. One that we agree to their
9 Loading Management Plan, which we did and we have included
10 in our proposed conditions, and another that we agree to
11 include a condition that would be part of the Campus Plan --
12 a part of these orders that would bind us to the TDM measures
13 for the off-campus properties.

14 The TDM measures we proposed are all measures that
15 we do for the campus, as part of the Campus Plan. But they
16 astutely noted that the off-campus properties might not be
17 viewed as included in that, so just belt and suspenders. We
18 will proffer a condition that makes it clear that those TDM
19 measures we agreed to will apply to the off-campus
20 properties.

21 But that's it. Those are the applications.
22 Again, the further processing piece does include relief for
23 special exception from the lot occupancy requirements,
24 special exception from the penthouse requirements, those were
25 all detailed in our applications, supported by the Office of

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1 Planning.

2 But I think on that, we are happy to answer
3 questions. We certainly do have a presentation we could do,
4 but that's where things stand right now. Thank you.

5 CHAIRPERSON HOOD: Thank you. Let's see if we
6 have any questions.

7 Mr. Avitabile, did you introduce everybody at the
8 table?

9 MR. AVITABILE: I did not, but we can certainly
10 do that.

11 CHAIRPERSON HOOD: Could you do that first?

12 MR. AVITABILE: Sure.

13 CHAIRPERSON HOOD: Yeah.

14 MR. AVITABILE: So I'm here tonight with Megan
15 Hottel-Cox, also a GW law graduate. Then to my left is
16 Alicia Knight, who is the senior associate vice president for
17 real estate.

18 MS. KNIGHT: Operations.

19 MR. AVITABILE: Operations. Thank you. At the
20 George Washington University. To my right, Dade Van Der
21 Werf, who is the project architect from VMDO. And then
22 William Cain, who is the project manager from GW as well.
23 We also have Rob Schiesel and Dan Solomon from Gorove Slade
24 that are also here with us tonight. And of course, Charles
25 Barber and Susi Cora from GW. So that's our team.

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1 CHAIRPERSON HOOD: Okay. So let's see if we --
2 Mr. Barber, you know before I leave I'm going to say
3 something about the pulpit, you know I'm going to say
4 something about the bully pulpit, yeah, before I -- you know
5 it's coming. So I'm just letting you know.

6 So let's see if we have any questions or comments
7 up here, Commissioners, of any one of the four cases. Let's
8 go to Commissioner May.

9 COMMISSIONER MAY: Yeah, so, I mean, I'm still
10 looking at what was just submitted in the record, because it
11 was not in here when I looked earlier this afternoon.

12 I think I just had a couple of questions even
13 before I saw that. One was, there is a net reduction of the
14 number of beds, more than 200, 250-something, right? Do you
15 want to explain what is happening with those? I mean, are
16 you going to make them up somewhere else? Are you going to
17 have less students? What are you going to do?

18 MS. KNIGHT: You are correct. The current
19 Thurston Hall houses about 1,080 students. The new renovated
20 Thurston Hall will house approximately 825 students.

21 And the university has recently announced plans
22 to decrease the size of our undergraduate student body. What
23 is being laid out in a strategic plan that will be finalized
24 in the spring is a reduction of on-campus undergraduate
25 students in the 2,000-ish range, which will more than be

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1 balanced out from a housing accommodation perspective.

2 COMMISSIONER MAY: Reducing the total on-campus
3 student population?

4 MS. KNIGHT: Undergraduate student population.

5 COMMISSIONER MAY: Undergraduate by about 2,000?

6 MS. KNIGHT: That is what has been put out in our
7 strategic planning process, correct. It's still under
8 deliberations, but a reduction in undergraduate enrollment
9 has been socialized at the institution.

10 COMMISSIONER MAY: And what's the total number
11 now? How much is -- of the 2,000 is coming out of --

12 MS. KNIGHT: Approximately 10,000 and change, but
13 it's in the 10,000 range.

14 COMMISSIONER MAY: So you're cutting what, 20 --

15 MS. KNIGHT: Down to around 8,200.

16 COMMISSIONER MAY: -- theoretically, you could be
17 cutting 20 percent of the population.

18 MS. KNIGHT: By the math, yes.

19 COMMISSIONER MAY: Yes. I like math.

20 MS. KNIGHT: Yes.

21 COMMISSIONER MAY: I don't know how to process
22 that. Not that we have a role in that, it's just it's not
23 something I have ever heard in the dozens of campus-related
24 cases that we have heard. So maybe somebody else wants to
25 probe that, but I just wanted to know what the -- it does

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1 sort of make me wonder why you are bothering to renovate a
2 building with a thousand beds in it.

3 MS. KNIGHT: So Thurston Hall is a building that
4 GW acquired in maybe the '60s, mid-60s let's call it. And
5 it has not had a full renovation since. And it is the
6 cornerstone of our first year experience, that's, you know,
7 a significant component of the first year class resides
8 there. And for it to be a modern living environment that
9 really supports the type of experience we are trying to
10 create at GW, it needs to be fixed.

11 COMMISSIONER MAY: No, I understand why you want
12 to run the building -- renovate the building. The question
13 is if you are losing 1,000 seats or 1,000 beds -- sorry,
14 2,000 students, why do you need these particular -- is it you
15 are then going to phase out other beds elsewhere?

16 MS. KNIGHT: I think we are a couple of -- your
17 questions are a couple steps ahead of where we are in the
18 strategic planning process.

19 COMMISSIONER MAY: Okay.

20 MS. KNIGHT: But the university is committed to
21 Thurston Hall, given its, I would say, stature and its
22 relevance to the student experience at GW and still feels
23 like this is a very worthwhile project for our undergraduate
24 population and first year students specifically.

25 COMMISSIONER MAY: So if you're going to cut beds,

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1 you're going to cut beds elsewhere most likely?

2 MS. KNIGHT: Elsewhere.

3 COMMISSIONER MAY: Okay. Well, that was
4 interesting. I was not expecting those answers.

5 I'm a little curious about the canopy structure,
6 because it's not very clear from the design drawings that I
7 have exactly what it is made of. So maybe you could explain
8 that a little bit?

9 MR. VAN DER WERF: Sure, gladly. Let us pull up
10 an image for that expo, could you please? So this image is
11 a precedent for the sort of structure we are envisioning,
12 which is a very light steel frame truss with one compression
13 member with tension cords above and below. And then the
14 canopy itself would be made of a membrane of ETFE, it's a
15 polymer ethylene, trifluoroethylene, I think is what the
16 chemical is.

17 And it is very lightweight, very corrosion-
18 resistant and allows us to expand the canopy very lightly
19 with a very transparent, delicate structure.

20 COMMISSIONER MAY: And it is waterproof and it's
21 translucent it seems?

22 MR. VAN DER WERF: It's nearly transparent. We
23 have a small sample of it on the board --

24 COMMISSIONER MAY: Yeah.

25 MR. VAN DER WERF: -- over there that you can see.

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1 COMMISSIONER MAY: Oh, the board is there.

2 MR. VAN DER WERF: Yes.

3 COMMISSIONER MAY: Well, the board doesn't do us
4 any good down there.

5 MR. VAN DER WERF: Yeah, so --

6 COMMISSIONER MAY: We need that up here. Thank
7 you. And it is not going to -- it's not creating a fully-
8 conditioned enclosure, right?

9 MR. VAN DER WERF: Correct.

10 COMMISSIONER MAY: It's open to the south?

11 MR. VAN DER WERF: Yes, indeed. And at the east
12 and the west there will be --

13 COMMISSIONER MAY: Thank you.

14 MR. VAN DER WERF: -- screens to either side of
15 the courtyard that are about 50 percent open.

16 COMMISSIONER MAY: Okay.

17 MR. VAN DER WERF: So there will be air flow in
18 and out.

19 COMMISSIONER MAY: There will be air flow. And so
20 it's -- I mean, basically, you are just trying to keep the
21 rain off the courtyard and the snow off the courtyard?

22 MR. VAN DER WERF: Yes, exactly. There are about
23 114 or 115 days of precipitation in the District, so it
24 expands the usability of the courtyard pretty significantly
25 to keep it out.

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1 COMMISSIONER MAY: I see. It's an interesting
2 approach. Again, not something I have seen before.

3 So the two areas where you have any penthouse
4 setback relief are to the west and the south, right? So
5 what's immediately abutting on the west?

6 MR. AVITABILE: So to the west is a two or three-
7 story set of rowhouses that are owned by the university.
8 They are --

9 COMMISSIONER MAY: Oh, yeah, but --

10 MR. AVITABILE: -- 1918. There you go.

11 COMMISSIONER MAY: Okay. That will do it.

12 MR. AVITABILE: Go back to the --

13 COMMISSIONER MAY: Go to the one that shows the
14 massing, that shows the building there.

15 MR. AVITABILE: Perfect. There we go. So that
16 gives you a sense of on what is on either side.

17 COMMISSIONER MAY: Okay. Okay.

18 MR. AVITABILE: So you see where -- so on the, to
19 the west it is -- on F Street are those three-story
20 rowhouses. So behind that is the taller 1922 F Street
21 building, which is an old office building that the university
22 now uses. And then to the south is another residence hall,
23 Mitchell Hall, that's about the same height as our building,
24 about 90 feet tall.

25 COMMISSIONER MAY: Yeah, I mean, I think it is

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1 pretty clear that it's -- you won't see the canopy structure
2 from the street, based on just the narrow alley that it's on.
3 And I'm not -- but I'm not totally convinced that the
4 strategy of dropping the enclosure wall is the right thing
5 to do, because I mean, yes, it theoretically reduces the
6 mass, but it also means that, you know, we're going to be
7 looking at mechanical equipment instead of looking at a
8 mechanical enclosure.

9 Is there -- and if there wasn't any chance that
10 anybody was going to see it or any member of the public was
11 going to see it, I would be less concerned. But I don't know
12 how visible it is from the west side. Is it possible to see
13 over those townhouses or that other office building?

14 MR. AVITABILE: So we are going to pull up the
15 perspective that we have that shows you what you can see.
16 I will note that, at my request, we have removed a tree that
17 was in the foreground of this image that actually does
18 actually somewhat occlude the view of them, but let's pull
19 it up.

20 So as they bring that up, I'll start with right
21 now there are cooling towers up on that roof that are
22 actually much closer to the edge and not screened right now,
23 so what we are doing now does improve from what the current
24 condition is, which is not necessarily -- I'm just noting
25 that --

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1 COMMISSIONER MAY: Okay. Good. It's less bad.

2 MR. AVITABILE: It's less bad.

3 COMMISSIONER MAY: Yeah.

4 MR. AVITABILE: And we did go -- you know,
5 struggle with kind of what was the better approach here, ask
6 for setback relief or comply with the setback requirements
7 and just ask for a lower enclosure. And on balance, this is
8 where we came out and we did discuss this with the Office of
9 Planning and I think they thought that it made sense to
10 pursue this approach, though I'm not going to speak for them.

11 And now that I've put them on the spot --

12 COMMISSIONER MAY: No, that's okay. I read their
13 report. They are already on the spot.

14 MR. AVITABILE: But we felt like -- on balance,
15 this was the right approach here, given that it was tucked
16 back to -- further back in the building.

17 You know, to pull up and have this larger
18 structure sitting up there that would then have to extend and
19 come all the way towards the front, seemed like it would be
20 unnecessarily tall and large.

21 So that's -- when the image comes up, I think it
22 will help clarify. Let's start with that. So why is it not
23 showing up on the screen? So we have it here, but it's not
24 showing up on the screen. Here it comes. Here we go.

25 COMMISSIONER MAY: Thanks.

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1 MR. AVITABILE: Great, thank you. So this is an
2 image from F Street from across the street and you can see
3 here you don't actually see the back part of the building at
4 all.

5 MR. AVITABILE: There is another image that will
6 be further down the street. This was -- I asked them to
7 include what's the worst case view scenario.

8 COMMISSIONER MAY: Yeah. Oh, good.

9 MR. AVITABILE: And this is the worst case view
10 scenario. Though again, there is a tree that sits right
11 where that jogger is that does come up and actually largely
12 in the rendering was occluding much of the view of those.

13 But you can see they are there. I think they are
14 relatively not visible and to increase the entire height of
15 that enclosure to the 19 feet, to us, felt like it would make
16 the entire roof structure feel much more visible and
17 apparent, rather than letting half of those things peek
18 through.

19 COMMISSIONER MAY: Okay.

20 MR. AVITABILE: And that was --

21 COMMISSIONER MAY: Yeah, no, I see the argument.
22 What's the future hold for these blank walls that we are
23 looking at here? Is that -- the far right blank wall there
24 is that going to be replaced by a building?

25 MR. AVITABILE: So that right there, that one?

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1 COMMISSIONER MAY: Yeah.

2 MR. VAN DER WERF: It's just a --

3 COMMISSIONER MAY: That's a blank wall that is
4 facing the street?

5 MR. VAN DER WERF: Right. It's just the -- a
6 simplification in our massing model.

7 COMMISSIONER MAY: Oh, okay.

8 MR. VAN DER WERF: Of the existing building.

9 COMMISSIONER MAY: Is that -- are those buildings
10 all going to stay in the long run?

11 MR. VAN DER WERF: Yes, yeah. Well, or at least
12 as far as I know.

13 MS. KNIGHT: You are talking about the three-story
14 townhouse building?

15 COMMISSIONER MAY: Yeah.

16 MS. KNIGHT: Okay. Where the --

17 COMMISSIONER MAY: Well, there is a three-story
18 townhouse building --

19 MS. KNIGHT: Yep.

20 COMMISSIONER MAY: -- then where the hand is right
21 now.

22 MS. KNIGHT: So both of those buildings are within
23 an Historic District on our campus and --

24 MS. CORA: The 1918 is designated, isn't it?

25 MS. KNIGHT: And the townhouse building itself is

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1 a designated building. So we don't anticipate any
2 modifications there.

3 COMMISSIONER MAY: Okay. So that's always going
4 to be visible.

5 MS. KNIGHT: Yeah.

6 COMMISSIONER MAY: Except for the tree. Okay.
7 All right. Thank you. I don't have any other questions, but
8 I might once I look at the other submissions.

9 CHAIRPERSON HOOD: Okay. Commissioner Shapiro?

10 COMMISSIONER SHAPIRO: Thank you, Mr. Chair. I
11 want to follow-up on Commissioner May's question even if you
12 just give us a snapshot of -- I have never heard, either, of
13 a university saying they are going to reduce their
14 undergraduate population by 20 percent. And I'm just
15 curious.

16 MS. KNIGHT: So I'll take a step back to summer
17 of this year, the university kicked off a five-year strategic
18 plan. We have a president who has been in office now for two
19 years, a new chair of our board of trustees, and our
20 leadership team began to articulate a vision of five pillars
21 of a strategic plan, one of which is the undergraduate
22 experience.

23 And in task force and working groups and
24 conversation, there were a number of initiatives that came
25 from that, one of which was taking a look at the

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1 undergraduate student population and, a term I have heard
2 used, just sort of right-sizing it to our peer group and the
3 type of undergraduate experience that we wish for our
4 students to have.

5 That is a process that is far broader than this
6 Thurston project, but the interrelationship, of course, is
7 the reduction in undergraduate students that makes the minor
8 reduction in the number of beds in Thurston Hall something
9 that is really a non-issue for the institution as we look
10 forward to what we are anticipating on our campus. Does that
11 help? Okay.

12 COMMISSIONER SHAPIRO: I also have questions about
13 the -- and one of the students mentioned it too, related to
14 sustainability with the building and if you could talk a
15 little bit about that? I see the solar array on the roof,
16 I see the green roof, but I'm just curious about what
17 approach you have taken and I may have missed anything around
18 the LEED certification, I'm sure I did, because it's in there
19 somewhere, but please talk about the environmental elements.

20 MR. VAN DER WERF: Yes, certainly. Yes, indeed.
21 Well, the building is being designed to be certified as a
22 LEED Silver building under LEED Version IV, and I think as
23 many of you may be aware, under that version the baseline
24 performance standards have increased and so that represents
25 a higher level of certification effectively relative to

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1 former versions of LEED.

2 The roof, as you noted, will include about a 2,500
3 square foot -- excuse me, a 2,000 square foot PV array, which
4 will generate about 35 kilowatt hours annually, and a 2,500
5 square foot green roof, approximately, to help meet the
6 District's stringent stormwater requirements.

7 Within the building, we will achieve increased
8 energy performance with careful system selection, energy
9 recovery on all the primary air handling equipment. The
10 improved envelope will be adding insulation to the building,
11 it currently has none, and replacing the windows with new
12 thermally improved windows.

13 In addition, within the building we will be using
14 LED lighting throughout to reduce the lighting power loads.
15 And importantly by reinvesting and reusing Thurston Hall,
16 there is significant carbon savings and also a significant
17 embodied energy savings to the project.

18 COMMISSIONER SHAPIRO: Thank you. And I'm just
19 curious about what the impact of the canopy is in all that
20 and how you factor in the --

21 MR. VAN DER WERF: Indeed. Well, the canopy, as
22 Commissioner May noted, allows us not to fully enclose and
23 fully condition that space, so we are not being as energy-
24 intensive as we would be, for example, with an atrium.

25 COMMISSIONER SHAPIRO: The material that the

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1 canopy is made of, how -- it may be my ignorance, how tried,
2 tested and true is that material?

3 MR. VAN DER WERF: Well, it has been used
4 extensively throughout Europe and the Far East and there are
5 a few projects in the United States, especially for long span
6 structures and sports stadia and large assembly venues such
7 as that, so it's commonly employed for this sort of solution.

8 COMMISSIONER SHAPIRO: Okay. Thank you. That's
9 all I have for now, Mr. Chair.

10 CHAIRPERSON HOOD: All right. Commissioner
11 Turnbull?

12 COMMISSIONER TURNBULL: Thank you, Mr. Chair.
13 Just following up on the -- your five-year plan, do you --
14 and with the reduction in undergraduate body, do you see an
15 increase then in online studies and programs so that students
16 would not be living on campus, but would come in
17 periodically? I mean, is that part of the issue?

18 MS. KNIGHT: So we kicked off the strategic
19 planning process in the summer. There are five pillars, one
20 of which is undergraduate education, another is distinguished
21 graduate and PhD programs, research and so on. We are having
22 forums right now throughout the university on each topic, so
23 exactly how it evolves around what, you know, what does this
24 mean for the institution more broadly is still under
25 conversation at the institution of how we accomplish this and

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1 what are the levers and areas of focus we are going to have
2 around these types of programs.

3 So I have not been a part of a conversation that
4 answers that question.

5 COMMISSIONER TURNBULL: Okay. I was just curious
6 because there is another certain local university which is
7 now calling itself a global campus and I was just curious
8 whether you were seeing yourself reaching out on the internet
9 and having courses or whatever to expand your base.

10 MS. KNIGHT: The university does offer some online
11 courses and degree programs currently. Whether those expand
12 or not though I think is to be determined. That strategic
13 plan that I'm referencing is continuing to be socialized and
14 discussed at the university and we expect a draft in the
15 spring and I think finalization in the summer, according to
16 our president's most recent information.

17 COMMISSIONER TURNBULL: Okay. Thank you very
18 much.

19 CHAIRPERSON HOOD: Okay. Vice Chair?

20 VICE CHAIR MILLER: Thank you, Mr. Chairman.
21 Thank you for your presentation on these four applications
22 for one Thurston Hall renovation. I don't understand how our
23 rules require you to do that, but they do and you have
24 managed to consolidate it and I'm glad we have consolidated
25 it into one hearing night.

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1 So and thank you for your community engagement
2 working with ANC-2A and Foggy Bottom Association, West End
3 Citizens to garner all their support and the voluntary
4 neighborhood agreement, 56 pages long, which I enjoyed
5 reading. Is it really necessary to prohibit -- is it juniors
6 and seniors who are going to be living at One Washington
7 Circle Hotel? Is it really necessary to prohibit the use of
8 the balconies and the swimming pool as opposed to restricting
9 the hours? I guess that's something you all obviously
10 voluntarily worked out with your neighbors, but it just seems
11 like an amenity that I think as a junior or senior I could
12 have responsibly used.

13 What's the story there?

14 MS. KNIGHT: So I'll start with the balconies.
15 It is --

16 VICE CHAIR MILLER: Is it safety reasons? I mean,
17 you think people are going to --

18 MS. KNIGHT: I think it's a combination of
19 factors. I would say that the primary factor in this
20 conversation between the university and the community, when
21 the university operated a property on 24th Street, we called
22 it City Hall. It was the St. James Hotel prior to that, and
23 there were balconies, we did have some challenges around
24 student behavior, noise, things getting occasionally thrown
25 off the balconies and other types of issues.

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1 And I think when we engaged in this dialogue with
2 the community, that was one of the first sort of things that
3 people remembered about balconies at a residence hall and
4 that's where that concern came from. And the university was
5 willing to agree to that, given where the property is located
6 and the adjacent residential neighbors.

7 Similarly with the swimming pool, we have had
8 residence halls in the past with swimming pools and have
9 found that in the times between when we had previously had
10 these types of buildings when we closed the pool and reopened
11 the pool, there was very little sort of usable time during
12 the academic year. And honestly One Washington Circle Hotel
13 management had previously asked the university to consider
14 closing the pool as a hotel amenity as well. And we were in
15 the process of doing that or considering that.

16 So it fit together and made sense, both for the
17 long-term hotel asset as well as alleviating the concerns of
18 the community around that particular piece of the property.

19 VICE CHAIR MILLER: And the canopy seems like a
20 good addition, improvement to the area. And I noticed in
21 your materials you talk about, so it will be able to be used
22 for three seasons. Why, is it not going to be open during
23 winter or -- I know it's not going to be heated or air
24 conditioned, but what is the reference of three seasons? The
25 kids aren't there in the summer?

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1 MR. VAN DER WERF: Well, it certainly will be open
2 throughout the year. I think at points in the summer it will
3 be very warm as the District is very warm in summer. And at
4 points in the winter, it may be very cold, but overall we are
5 looking to make it usable in a comfortable way for about
6 three-quarters of the year.

7 VICE CHAIR MILLER: And I was surprised by your
8 statement about 114 days of precipitation in the District of
9 Columbia. That seemed like a lot more than I was aware of.
10 I don't think I would be living here that long if I thought
11 that one-third of the days of the year were raining or
12 snowing, but thank you for that information. Thank you.

13 CHAIRPERSON HOOD: Okay. Let's talk about the
14 agreement. How did those conversations go? I guess Ms.
15 Knight and Mr. Avitabile, how did those conversations go with
16 the community? I have been here -- when I did have to use,
17 be the -- what did you call me again? The bully pulpit, I
18 have been here for those discussions when the hearings were
19 much different than what they are now, so I want to commend
20 everybody. I'm definitely not faulting anybody. I'm
21 actually congratulating you.

22 But what I would like to know is how did those
23 conversations go to get to this agreement that it seems that
24 we are having? Everybody is on one accord and I remember --
25 well, I don't want to bring back some of the memories, but

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1 I can remember sometimes we wouldn't even speak. We had the
2 community on one side, GW on the other side and it was rough.

3 When we came in here for a hearing, we knew we
4 were going to be here at least until 11:00 or the time that
5 the Metro closed. At that time, it was 12:00.

6 So how are the conversations going now? I'm just
7 curious.

8 MR. AVITABILE: Well, they kept me out of it, so
9 I'll let Ms. Knight talk.

10 CHAIRPERSON HOOD: Okay. Oh, so that's why you
11 made progress.

12 MS. KNIGHT: Perhaps that's the recipe, now we all
13 know. No, just kidding. You know, I think the conversation
14 and we have our colleagues and our neighbors from the ANC
15 here who can comment as well, our first conversation on
16 public meeting was perhaps as you remember some of our
17 engagement and interactions.

18 There were a lot of concerns. There were a lot
19 of, you know, legitimate concerns, lack of information that
20 had been available at that time and I think that our
21 colleagues at the ANC tried to communicate with the
22 university the concerns of the neighborhood. We tried to put
23 on our best thinking cap, agree to anything that we could
24 feel comfortable agreeing to and I think you will see that
25 in the voluntary agreement and some of the comments that

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1 Commissioner Miller had made about how we operate the
2 properties, GWPD response.

3 Those types of things that, you know, really were
4 commentary about the quality of life and the concerns about
5 quality of life associated with the temporary use of these
6 properties. And I think we ultimately found something that
7 everyone was comfortable was the best solution. I don't know
8 that anyone will say it's perfect and I think that Dave chose
9 his words from the voluntary neighborhood agreement that says
10 something like, to limit the impacts.

11 There will be additional students living north of
12 Washington Circle. And we feel like we have found the best
13 solution possible through our conversation. So hopefully
14 that gives you a flavor.

15 CHAIRPERSON HOOD: Right. And I'm looking at this
16 agreement and I know that -- and I don't want to knock it.
17 You know, I think it is great. I'm glad we have got to where
18 we are here, because every time I see GW, again, I repeat I
19 go back to what I'm used to seeing. And I'm glad over the
20 years it has gotten better.

21 But there's a lot in this agreement and around the
22 city, not just GW, but around the city in any project we put
23 conditions in place at the Commission level. And sometimes
24 it gets lost. The ANCs change. ANC commissioners get voted
25 out. Some of them move on to other things.

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1 So how will the university play a part to make
2 sure that this stays intact?

3 For example, I think I saw something where you do
4 some kind of report, I don't know if it was a biannual
5 report, to the ANC. If the ANC changes and if they don't
6 know, will GW just automatically go out and hey, look, we are
7 supposed to give you all a report. Now, it's different if
8 you go in and there is a new commission and they say we don't
9 want to hear it. And it's also different in not going to
10 present a -- let them know that this has been memorialized.

11 How do you see that panning out?

12 MS. KNIGHT: So I would say a couple of things.
13 The first of which is we have an ongoing dialogue with the
14 community, both through our ANC commissioners, but also
15 through the West End Citizens Association, the Foggy Bottom
16 Association, our Campus Plan Advisory Committee, which was
17 called for in the Campus Plan as a forum for dialogue. And
18 I am very confident that should everyone at the university
19 have amnesia, we would be reminded.

20 That said, at a university level we do have a
21 structure in place through our Campus Planning Team,
22 community and District relations where we have a group of
23 people that meet regularly and talk about our Campus Plan
24 commitments and the things that we need to be doing to
25 maintain those commitments.

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1 We have calendars around, you know, putting out
2 notifications to students every year around our parking
3 requirements and a whole list of things that Susi Cora, who
4 is sitting behind me, spearheads at this point for the
5 university. So we do have a structure in place to make sure
6 that we are living up to those commitments.

7 CHAIRPERSON HOOD: Okay. And I'll just end on
8 this. I want to commend everyone, because like I said, these
9 are much different hearings over these past few years.

10 So any follow-up questions up here? Okay. Not
11 seeing any, do we have any representatives here from ANC-2A
12 who would like to cross-examine?

13 MR. SMITH: Yes.

14 CHAIRPERSON HOOD: Would you like to cross-
15 examine? Come on and introduce yourself. You don't want to
16 cross?

17 MR. SMITH: I would be happy to introduce myself.

18 CHAIRPERSON HOOD: Are you going to cross-examine?

19 We are going to --

20 MR. SMITH: No, no.

21 CHAIRPERSON HOOD: Let me just say this. In a
22 minute, you are going to have the whole floor, but if you
23 have any questions or comments? No, no, you're fine. You're
24 fine.

25 MR. SMITH: There is no cross-examination.

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1 CHAIRPERSON HOOD: So we will call you up shortly.
2 I don't think we -- West End, did you? Okay. And did we
3 have anybody else? It was just ANC and West End? That's it.
4 Okay. Let's go to the Office of Planning, Mr. Jesick, and
5 then we will go to I think Ms. Bridges, are you presenting
6 tonight or Mr. Zimmerman?

7 MS. BRIDGES: I am.

8 CHAIRPERSON HOOD: Okay. And I'm sorry, I thought
9 when Mr. Jesick brought me a paper, I figured -- I didn't
10 read it, I just figured that you was with the Office of
11 Planning. So I'm sorry. All right. Mr. Jesick?

12 MR. JESICK: Thank you, Mr. Chairman and Members
13 of the Commission. The Office of Planning is supportive of
14 all four applications and recommends approval.

15 I'll rest on the record of our written report, but
16 I can take any questions. Thank you.

17 CHAIRPERSON HOOD: Okay. Thank you, Mr. Jesick.
18 Ms. Bridges?

19 MS. BRIDGES: Good evening, Chairman Hood and
20 Commissioners. For the record, my name is Kelsey Bridges
21 with the District Department of Transportation and with me
22 is my colleague, Aaron Zimmerman.

23 DDOT is supportive of this project. We noted in
24 our November 22, 2019 report that the modification will have
25 minimal impacts on the transportation network due to its lack

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1 of on-site parking, location and pedestrian-friendly
2 environment, proximity to two nearby Metro Stations and
3 reduction in student population.

4 The applicant proposed a Loading Management Plan
5 for Thurston Hall and a TDM Plan for temporary relocation of
6 students in the CTR. DDOT has no objection to the approval
7 of the proposed modification with the inclusion of these two
8 conditions as noted in our report. Thank you.

9 CHAIRPERSON HOOD: Thank you both. Let's see if
10 we have any questions of either the Office of Planning or
11 DDOT. Okay. Not seeing any, does the applicant have any
12 questions of either one? Does the ANC have any questions of
13 either the Office of Planning or DDOT? Ms. Maddux, any
14 questions?

15 Okay. All right. Let's go to the report of the
16 ANC. If you can come forward, the floor is yours. Introduce
17 yourself and you may begin.

18 MR. SMITH: Thank you, Mr. Chairman and
19 Commissioners. My name is Will Smith. I'm the Chair of
20 ANC-2A. I represent Single Member District 2A04. I'm joined
21 tonight by Commissioner Jerry Epstein. Do you want to
22 introduce yourself?

23 MS. EPSTEIN: I'm Jerry Epstein. I'm the Single
24 Member District representative from 2A06 and we are about to
25 become the hospitality unit for GW students.

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1 MR. SMITH: So most of the impact was in
2 Commissioner Epstein's Single Member District. I was going
3 to keep this very short, but based on the questions I'm
4 hearing from Commissioners, I thought you might be interested
5 in a little bit of the background dialogue we had around
6 this, which mirrors to some degree your own.

7 I think, and you can correct me on this, in the
8 summer or late spring we were approached for a two-stage
9 project, which included the construction of a new dorm
10 somewhere to the east of this, which was then going to serve
11 a swing space for the renovation of Thurston Hall.

12 Some weeks, some months after that, the university
13 came back with a reordering of those projects and the
14 Thurston Hall renovation was placed first.

15 We inquired as to why the change because it
16 seemed, at that point, they were looking at the Campus Plan
17 modification, so that required moving a substantial student
18 body outside the boundaries and we were sort of confused as
19 to why there was a change. And we couldn't quite get an
20 answer as to why this had happened. And eventually, there
21 was a lot of paranoia around that change and plan because it
22 came quickly and so you can imagine from the history of all
23 of this, you know, kind of what the community is thinking at
24 this point.

25 But eventually, the folks at the table came back

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1 to us and said, frankly, we are looking at shrinking the
2 student body. So our first request was well, can you,
3 please, publicly announce that? And they went ahead and did
4 that.

5 So we then got into a series of conversations with
6 some of the senior leadership at the university about what
7 they were thinking, where they were headed and trying to
8 figure out whether this shift in strategic direction, which
9 was a huge deal from the community standpoint, and you guys
10 know exactly how big a deal it was, because you have lived
11 through the other strategic direction.

12 So we were very earnestly trying to see whether
13 this was a real thing or whether this was some kind of other
14 strategy and we came to the conclusion it was real. And from
15 that point on, you know, it became about a very necessary
16 renovation to a property that was, frankly, you know,
17 dangerous and overdue for major upgrade.

18 And from that perspective, the ANC was very
19 committed to trying to get to yes on it. And that meant
20 trying to overcome decades worth of mistrust between the
21 parties and trying to put everything we could into black and
22 white, so that people who had questions and concerns and
23 paranoia could actually look and see things on a document
24 that they could hold accountable.

25 We also included the Foggy Bottom Association in

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1 the agreement for just the reason the Chairman cited, so that
2 there would be a consistent third-party available to act as
3 an institutional memory should there be change over with the
4 ANC.

5 And I have to say the university's attitude
6 towards the community I think everybody felt, you know, had
7 changed dramatically. And in this renovation, I mean, these
8 negotiations were characterized exactly as the GW folks had
9 said, in terms of their willingness to consider anything that
10 would create concrete representations that what they were
11 doing was in earnest and what they were doing was exactly
12 what they said they wanted to do.

13 And I think they went the extra mile in doing
14 that. I think the community responded to that. We have
15 never seen this level of support from every community
16 organization and, frankly, every senior community activist
17 for a project involving GW before, so I share the Chairman's
18 appreciation for the way the university handled this set of
19 negotiations.

20 And I think, you know, we definitely -- the ANC
21 voted unanimously to support the project. The one thing I
22 will say is we supported the project as opposed to the
23 application and I represented that I would make this point
24 principally because of the decision the university took, not
25 to see a temporary Certificate of Occupancy for One

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1 Washington Circle, which as you know has a Certificate of
2 Occupancy for a hotel.

3 We did not oppose that. We understood, I think,
4 that it was for -- to move this project along, but there were
5 certain members of the community who were suspicious of that
6 and there was a general sense and I think I agreed to convey
7 it, that we don't want this to become a regular strategy and
8 we reserve the right to protest that kind of move in the
9 future.

10 Having said that, I think it was our opinion that
11 we would leave it up to the Zoning Commission to make a
12 judgment on the appropriateness of that. And the ANC
13 certainly does not oppose moving forward on that basis.

14 So with that, I will stop and see -- Commissioner
15 Epstein was the principal go-between between those folks who
16 are most anxious about this project and I think the ANC and
17 GW. And I don't know, Jerry, if you want to say something?

18 MS. EPSTEIN: Just a little bit. Just if people
19 are not entirely familiar with the Campus Plan, which you
20 approved in 2007, it's a 20-year plan which would take us to
21 2027. And in it for those of us in 2A06, the principal
22 points were that the university could purchase properties
23 north of Washington Circle. However, they would be used as
24 investment properties and they would not house undergraduate
25 students.

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1 So they had one property on New Hampshire Avenue
2 named The Aston and that has been a GW Law dorm for a long
3 time. And they have housed about 100 to 120 people in it.

4 One Washington Circle is a commercial hotel. And
5 what they asked us to do was to take these two properties for
6 the term of two years and allow them to be used for third and
7 fourth year undergraduates with a great deal of supervision.
8 And they basically were moving their campus structure over
9 to these two buildings to appropriately supervise students
10 who are third and fourth year.

11 When I say appropriately supervise, I mean, where
12 they are putting in the same security. They are putting in
13 the same card pass. They are putting in the same campus
14 police. So we were not enthusiastic, but we understood it.
15 And with GW, we hammered out an agreement for two years. And
16 if they go beyond two years, there are substantial financial
17 penalties. So they have agreed to them. It is where we are.
18 We were surprised when they mentioned this, that there was
19 no Plan B. We were the Plan B.

20 And so it took us a little bit of time to
21 understand that they really needed this dormitory to be done
22 and it did house over a 1,000 students. I would say we were
23 not excited by the idea, but I would like to commend the GW
24 team and the Goulston & Storrs people, especially David
25 Avitabile, who have been extremely generous with their time

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1 in neighborhood meetings, in ANC meetings.

2 We have come to an agreement that we think we can
3 live with. And I think that it is due to their hard work.
4 So our ANC worked with them. They worked with the
5 neighborhood. And I think we are going to do something that
6 will benefit the students for two years and no more. Okay.
7 Thank you.

8 CHAIRPERSON HOOD: Okay. Thank you. Let's see
9 if we have any questions or comments for either of the
10 commissioners, Commissioner Smith or Commissioner Epstein?

11 MS. EPSTEIN: Epstein.

12 CHAIRPERSON HOOD: Epstein, okay. Does the
13 applicant have any cross?

14 MR. AVITABILE: No, no, thank you.

15 CHAIRPERSON HOOD: Ms. Maddux, you have any cross?
16 Again, I can tell you, I hate to keep sounding redundant, but
17 I have sat through many hearings, right Mr. May, down here
18 at night when it was rough. But you know, I didn't know
19 whether to wear a jacket like this or a black and white
20 shirt. I didn't know what was going to whistle.

21 But I think that this really shows though that the
22 community and the George Washington University have really
23 worked together to bridge the gap. And again, I cannot
24 commend you all enough.

25 A lot of the colleagues who are here, was anybody

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1 here for those, some of those? Commissioner May probably
2 was.

3 COMMISSIONER MAY: Ms. Steingasser.

4 CHAIRPERSON HOOD: Ms. Steingasser definitely was
5 around I'm sure. Yeah, so anyway, I'm sure other people if
6 they remember, maybe I better stop talking about it before
7 we go back to some or that. So let's stay where we are and
8 keep working with the trust factor, because I heard you say
9 that and that's a big deal. It's a big deal. So thank you
10 all very much. We appreciate that. Okay.

11 All right. There are a lot of letters in support
12 from some students as well, which is in different files. We
13 did have -- we heard the report of the ANC and they do have
14 their vote recorded and I think they have a letter filed in
15 each case, from what I reviewed, and it has the approval
16 rating and how they approved it as a commission.

17 So let's go to parties in support. Ms. Maddux?
18 And do we have anyone else who is going to testify in
19 support? Okay. Then right after that, do we have anyone
20 here in opposition? Anyone here who is undeclared? Okay.

21 And I want to commend your team. You had a
22 gentleman here who was here when I came in and that really
23 shows the attitude he has on to make sure he does his job.
24 So I want to commend you. You beat me here. Okay. Okay.
25 Ms. Maddux?

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1 MS. MADDUX: Good evening, Chairman Hood and the
2 Commission.

3 First of all, in Mrs. Kahlow's absence, I have
4 brought my mother as protection.

5 And secondly, I would like -- this is proof to her
6 that all the hours I have spent at the Zoning Commission was
7 really civic duty and not some bar in another part of town.
8 So she sees that you all are real and this is a real place.
9 So thank you very much.

10 Mother, get your purse, we may have to leave in
11 a hurry.

12 I graduated from GW with an MBA in 1979 so there
13 are lots of us here who have a long-term relationship
14 positively with degrees from the university.

15 I'm Sara Maddux. I live at 522 21st Street, which
16 is close to the GW University Thurston Dorm located at 1900
17 F Street. In fact, it is two blocks away.

18 I'm testifying on behalf of the West End Citizens
19 Association for which I serve as president. The WECA is the
20 oldest citizen organization in the Foggy Bottom area and one
21 of the -- WECA's goals is maintaining the quality of life for
22 the residential community in the Foggy Bottom/West End area.

23 On October 14, 2019, WECA requested party status
24 in support of all four applications and the cases are listed.

25 On August 20th, WECA board voted unanimously to

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1 support these contested cases. And the WECA did so without
2 requesting, here is those famous words, quid pro quo from GW,
3 including any GW penalty for not meeting its expected
4 two-year construction deadline and 2-Year Temporary Housing
5 Plan.

6 Frankly, we were stunned by the \$1 million per
7 semester penalty request as detailed in the submission to the
8 Zoning Commission.

9 We are very familiar with the PUD process whereby
10 amenities are linked to the benefit of both parties and are
11 usually determined by some form of cost benefit analysis and
12 not in some form or punitive formula based on uncertain
13 events and which do not provide for exceptions or emergencies
14 which are beyond human control.

15 Opening and redoing an old building can bring
16 surprise in situations previously unseen in the planning
17 process, even by the most expert professionals.

18 Thus, the use of a financial carrot in terms of
19 a penalty is not wise or useful and is unknown territory as
20 successful in zoning Modifications or amendments.

21 WECA supports the requested special exception
22 relief for lot occupancy, penthouse height, and penthouse
23 setback requirements. WECA is pleased that GW is trying to
24 improve the campus experience for its students, because they
25 take these for the rest of their lives, by the extensive

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1 renovation plan of Thurston Dormitory for freshmen.

2 Introducing a new indoor canopy courtyard will
3 allow many students to remain at Thurston for meals and
4 socializing. WECA is also pleased that no outdoor occupiable
5 space is proposed for the roof, which will ensure no noise
6 impact from the proposed penthouse addition.

7 The WECA is optimistic that GWU will complete its
8 construction on time thereby not asking for any extension of
9 its 2-Year Temporary Housing Plan.

10 WECA is also pleased with GW's plan to minimize
11 any adverse effects on the West End residential community who
12 live near One Washington Circle and The Aston.

13 WECA expects that GW will not request any further
14 temporary housing plans outside of the Campus Plan boundaries
15 for any future dormitories that may be extensively renovated.

16 Thank you for consideration of our views.

17 CHAIRPERSON HOOD: Thank you, Ms. Maddux.
18 Commissioners, any questions or comments? I guess my time
19 is up. Any questions or comments?

20 Ms. Maddux, if the -- I'm looking at your
21 testimony in the last paragraph. If that does not hold true,
22 would WECA, would West End have some issues or would you open
23 up for discussion? Because sometimes it's just like trying
24 to predict the future, sometimes that's kind of hard.

25 MS. MADDUX: That is why we agreed that we didn't

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1 like this penalty situation. I mean, who is the law
2 enforcement on this sort of thing? If they need to go
3 beyond, there is a system in the zoning organization about
4 coming back to you all to ask for either an extension or some
5 sort of situation when people don't meet what is included in
6 the conditions.

7 And we have had previous experience with that that
8 have turned out successfully, such as when we finally got the
9 restaurant in the IMF building and Founding Farmers is there
10 now and it's one of the top-rated restaurants in Washington.

11 And when we had a problem with the, what is now,
12 dormitory at the corner of 20th and E Street when it didn't
13 work out and we finally came to an agreement and we had the
14 Foggy Bottom Food Program, which worked out and we liquidated
15 all the money in accordance with the agreement.

16 So there are mechanisms to come back for real
17 people to look at the situation. And I think everybody who
18 has ever lived in a building that is more than 30 days after
19 closing, walks in the door and finds something that needs to
20 be fixed. I'm sympathetic with GW having to anticipate
21 working with a very old building that hasn't been opened up
22 and looked at physically in decades, that they might have
23 some serious problems that are going to change how they are
24 going to have to do something in terms of air conditioning,
25 electricity, any number of things, some redesign of the

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1 rooms, whatever.

2 And this building is also held close to heart by
3 all the GW students, because every single one of them who has
4 ever lived there has a story about how they began at GW. And
5 GW wants to honor this. They want to maintain. They want
6 to make it better. There is a new wind, as you have noticed,
7 in the testimony from everybody about what -- the new
8 president and his staff who has come to town and we are all
9 really just trying to buy some of the good things that are
10 happening.

11 But also, there is a great concern that I think
12 you have to provide in case there is a serious problem.

13 CHAIRPERSON HOOD: Okay. Understood. Any other
14 questions up here? Okay. Does the applicant have any cross?

15 MR. AVITABILE: No.

16 CHAIRPERSON HOOD: Does the ANC have any cross?

17 MR. SMITH: No.

18 CHAIRPERSON HOOD: Okay. Thank you, Ms. Maddux.
19 And I'm going to say this to your mom, yes, you were down
20 here, too, all those nights, so you are covered. You were
21 down here with us those late nights.

22 All right. Let's go to -- I think I called for
23 this, but I'm going to do it again. Any persons who are here
24 in support who would like to testify? Again, I have already
25 noted what is in the record. We have a number of letters of

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1 support.

2 Any persons who are here in opposition of any four
3 of these cases? Any one of these cases? And anyone who is
4 here undeclared? Okay. Commissioner, you scared me when you
5 -- when I said undeclared. Now, wait a minute, I was going
6 to get confused. Okay. All right. Mr. Avitabile?

7 MR. AVITABILE: We don't have any rebuttal, I
8 don't think.

9 CHAIRPERSON HOOD: Hold on a second. I have a
10 question up here.

11 COMMISSIONER SHAPIRO: I do have a question for
12 the applicant. What's the total development cost that you
13 are projecting for the Thurston Hall renovation and for the
14 One Washington Circle and The Aston? I'm just trying to put
15 it in perspective of the \$1 million penalty.

16 MS. KNIGHT: So the university is not planning to
17 do any extensive work at either The Aston or the One
18 Washington Circle Hotel in order to accommodate students.

19 In terms of the Thurston Hall renovation, the
20 approved budget for the project is around \$80 million right
21 now.

22 COMMISSIONER SHAPIRO: Okay. Thank you. Thank
23 you, Mr. Chair.

24 CHAIRPERSON HOOD: So let me just do one last call
25 for the students. Did you all want to come up and testify?

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1 Does anybody want to come up and read your testimony?

2 MS. MATTHEWS: We can.

3 MS. KNIGHT: I think they would be pleased to if
4 the Commission would indulge a couple of our students.

5 CHAIRPERSON HOOD: Well, Commissioner May noted
6 to me that maybe they wanted to come up and do that.

7 MS. KNIGHT: Okay.

8 CHAIRPERSON HOOD: So we have time, especially for
9 students. But while they are coming, let me -- Vice Chair
10 Miller, did you have something you wanted to ask?

11 VICE CHAIR MILLER: Yeah. So just following up
12 to GW, since you have agreed to the, voluntarily, \$1 million
13 liquidated damages, if you don't meet the two year. I assume
14 you are confident that you can complete the renovation of
15 Thurston Hall within that two year time period?

16 MS. KNIGHT: That is correct.

17 VICE CHAIR MILLER: Okay. Thank you.

18 CHAIRPERSON HOOD: Okay. Maybe we're going to
19 start with the president first. I don't want to get in
20 trouble. Who is -- oh, you the president? Yeah, let's start
21 with the president first.

22 MS. MATTHEWS: All right. Good evening, everyone.
23 I introduced myself earlier, I'm SJ Matthews. I'm a senior
24 at GW, majoring in classical studies. This year I have the
25 privilege of serving as GW Student Body President.

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1 I'm here this evening to speak to you about the
2 proposed Thurston Hall renovations and what they mean for the
3 GW student body.

4 This past spring I was able to serve on the
5 Thurston Design Committee, which was comprised of students,
6 staff and faculty and we were tasked with picking a design
7 for the Thurston Hall renovations.

8 During the search for an architectural firm, we
9 discussed some of the key elements that make Thurston Hall
10 what it is today: A hub for first year community and how we
11 could translate it into that new design.

12 Community is a critical part of the first year
13 experience and often times it is those relationships that
14 students form during their first year that last well beyond
15 that into the -- well beyond their four years in college.

16 With these proposed renovations we are putting not
17 only an emphasis on first year community, but also an
18 emphasis on health and wellness. This redesign features
19 ample common space on the different residential floors to
20 easily allow for students to come together and build
21 relationships.

22 Additionally, the new design focuses on natural
23 light and ensuring students are exposed to it, as much as
24 possible, in addition to the open atrium that will allow
25 students to spend time in a unique outdoor space for most of

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1 the year.

2 It is changes like this that will usher GW into
3 a new era that focuses on the student experience and
4 prioritize student health.

5 The renovated Thurston Hall will serve as a
6 cornerstone of this new era at GW. As association president,
7 I often hear from students about their frustrations living
8 in a building as old as Thurston. Their complaints all stem
9 from the fact that the needs of the student body have changed
10 over the years, but Thurston has not.

11 This renovation will ensure that GW is able to
12 meet the needs of its first year students and provide them
13 with a great first year experience.

14 I'm in full support of these proposed renovations
15 and I thank you for listening to me.

16 CHAIRPERSON HOOD: Thank you. Let's go again.
17 Next?

18 MS. DIAZ: Okay. Hi, everyone. My name is
19 Trinity Diaz and I'm a junior at GW studying business
20 administration. And I currently serve as the president of
21 the Residence Hall Association on campus.

22 As a student leader, I'm here testifying in
23 support of the proposed renovations at Thurston.

24 As president of the Residence Hall Association,
25 I help advocate for residential students and build community

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1 on-campus. The biggest group of -- in need of community when
2 I arrived onto campus are first year students who have just
3 moved far away from home to a new place.

4 As the building currently stands, Thurston has
5 limited community spaces making it difficult for students to
6 get to know members of their hall and make friends during
7 their first months on campus.

8 While the Residence Hall Association, as well as
9 residential staff like the RA Teams, have tried to foster
10 community by drawing students to the few common spaces that
11 exist. Adding more places for students to come together
12 would help students naturally get to know their neighbors.

13 The proposed renovation at Thurston Hall add not
14 only lounges, study spaces and kitchens to almost every
15 floor, but also larger gathering spaces in the atrium,
16 penthouse, and basement levels.

17 These additions will have a tremendous effect on
18 the first year experience and help build the community that
19 GW currently lacks.

20 While I didn't live at Thurston Hall my freshman
21 year, I did live in West Hall, which is the only residence
22 hall on campus on either the Foggy Bottom or Mount Vernon
23 Campuses to have study spaces and kitchens on every floor,
24 as well as larger spaces in a dining hall on the basement
25 levels.

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1 The availability of these spaces have a huge
2 effect on the community that my hall was able to build my
3 freshman year, as we would all freely gather in community
4 spaces to get to know our peers.

5 This type of experience is fairly unique to us,
6 but the proposed renovations to Thurston would help bring
7 this level of community to the Foggy Bottom Campus.

8 Renovating Thurston would have a direct impact on
9 the ability of students to feel welcome and at home in Foggy
10 Bottom.

11 New community spaces are just one of the many
12 reasons why Thurston renovations will make GW a better, more
13 welcoming campus for students. And I fully support the
14 proposed renovations and I look forward to hearing your
15 decision.

16 CHAIRPERSON HOOD: Okay. Thank you. Next?

17 MR. MATWICK: Good evening, Commissioners. My
18 name is Collin Matwick and I'm currently a junior at GW
19 studying business administration. I am here to testify in
20 support of the Thurston Hall renovation.

21 I have lived on the Foggy Bottom Campus all three
22 years I have spent at GW and I'm a proud former resident of
23 Thurston Hall. While I made friendships there that I expect
24 to last for decades to come, including my current roommate,
25 whose birthday is today, I am on strong support of the

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1 renovation not only because of the improvements it will
2 provide to its future residents, but for what it means as GW
3 being a continued model of urban sustainability.

4 Throughout my entire time at GW, I have been
5 involved with Camp Age W, which have been coming to hearings
6 since 2006 and submitted hundreds of letters of support for
7 various GW Campus projects.

8 Since Camp Age W focuses on connecting students
9 to the future of our school, GW's sustainability initiatives
10 are a major part of our work through our economics program,
11 which is a forum for students committed to creating
12 sustainable change on campus, so they can provide feedback
13 on GW's sustainable efforts in its current and new building.

14 From increasing composting efforts and water
15 bottle filling stations around campus to helping students
16 understand why low flow toilets and sinks are a vital part
17 of our overall sustainability goals, Camp Age W regularly
18 partner with GW and I'm proud of the progress we have made.
19 That's why I'm especially pleased that Thurston's redesign
20 is pursuing a minimum of LEED-silver certification joining
21 14 other buildings on campus with that designation or higher.

22 Additionally, the penthouse roof is set to include
23 a solar photovoltaic system that will provide clean,
24 renewable energy to the building, increasing the progress we
25 are making toward both the university and the District's

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1 sustainability goals.

2 These are just a couple of the dozens of ways the
3 proposed renovation will make GW a more sustainable, livable
4 campus for students.

5 I'm in full support of the renovation and I look
6 forward to seeing the progression of this project from
7 concept to reality.

8 CHAIRPERSON HOOD: Great. I want to thank the
9 students. Did you say today was your birthday?

10 MR. MATWICK: It's my roommate's birthday.

11 CHAIRPERSON HOOD: Oh, your roommate's birthday.

12 MR. MATWICK: Who I met in Thurston Hall.

13 CHAIRPERSON HOOD: Oh, you met. Oh, okay.

14 MR. MATWICK: Yes.

15 CHAIRPERSON HOOD: I was misunderstanding the
16 connection. I thought it was your birthday. Okay. Tell
17 your roommate we all said happy birthday.

18 Okay. Any questions of -- Commissioner Shapiro?

19 COMMISSIONER SHAPIRO: Thank you, Mr. Chair. Just
20 a question for one or all of you just briefly. I'm curious
21 about your -- thank you, by the way, for your testimony and
22 for your attention to this.

23 I'm curious about your -- what was your reaction
24 to -- when you heard that the university was looking to
25 right-size its undergraduate population by 20 percent?

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1 MS. MATTHEWS: I heard about this plan over the
2 summer. The president and I talked about it at length. I
3 think it makes a ton of sense. I think we are kind of
4 stretched thin at the moment, in terms of resources. And
5 while students are getting a good experience at GW, it will
6 definitely improve if there are less students.

7 And it does also follow the nationwide trend of
8 the fact that over the next decade, we are going to have
9 substantially less 18 year-olds going to college. And every
10 university in the country is going to be facing this cut and
11 we are just getting ahead of it. We think it's really smart
12 and really cool.

13 And I'm on the Strategic Planning Committee, so
14 I'm helping draft that strategic plan that is going to take
15 us over the next five years and oversee this 20 percent
16 reduction. I think it's a really good call.

17 MS. DIAZ: I generally agree that it is a cool
18 call, but just to add on, a lot of our buildings on campus
19 right now have a lot of students inside one room. Fulbright
20 Hall, which recently now has its first year students, was
21 upgraded from having three people per room to four people per
22 room. So just generally bringing down the campus population
23 will just help make some of those spaces just better to live
24 in and have a better student experience just from not being
25 so populated at the moment. But yes.

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1 MR. MATWICK: Yes, I agree with everyone,
2 everything that was said, yes.

3 COMMISSIONER SHAPIRO: Thank you. Thank you all.
4 Thank you, Mr. Chair.

5 CHAIRPERSON HOOD: So any other questions,
6 comments? Commissioner May?

7 COMMISSIONER MAY: Yeah, I just wanted to thank
8 you all for coming and testifying and getting some experience
9 at the table there. Who knows, maybe you will get more in
10 the future judging from the number of GW graduates in the
11 room performing various functions over there, over here.

12 I mean just -- but it's good to have you here.
13 It's also -- I mean, this is a marked change from the way it
14 was when I heard my first GW-related case, which probably
15 would have been, I don't know, in the early 2000s or
16 something like that where it is, you know, the student body
17 coming out to support really does make a difference. So I
18 really appreciate you coming out, even if you don't all come
19 and talk, just seeing you all here is good.

20 CHAIRPERSON HOOD: Any questions or comments? So
21 I'm a little out of the loop now. You know, I used to watch
22 older people when they were doing computers and I would say
23 oh, man, they can -- but now, I'm in that realm where I am
24 not catching on. I have to get my grandkids to show me
25 things.

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1 You mentioned something that I want to ask you
2 about and I haven't done the research, so forgive me. You
3 said when you get 18, they're not going to go to school.
4 Now, I know things have changed and I know the millennials
5 now are going to be millionaires. They do things a lot
6 faster and a lot differently than what the people in Peter
7 Shapiro's age may have done.

8 But help me understand that. Where should I go
9 read about this? Because I'm curious about what you just
10 said.

11 MS. MATTHEWS: There is just like a population
12 decrease. From my understanding, it would have happened
13 during the last recession. So just you have people having
14 less kids and right now we are just going to have less people
15 going to college over the next decade, it's --

16 CHAIRPERSON HOOD: Oh, okay.

17 MS. MATTHEWS: -- all our universities are
18 stretched thin, because we had a population boom before, but
19 now we are going to have a lot of empty beds, so we are
20 getting ahead of that.

21 CHAIRPERSON HOOD: Oh, okay. I was thinking--

22 MS. MATTHEWS: I think that's right.

23 CHAIRPERSON HOOD: -- when they get 18, they are
24 going to be thinking well enough, they can go make their
25 millions without going to school. That's where I was. Maybe

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1 that is true, too. I don't know. I have to do some more
2 research, so thank you for that.

3 Any other questions up here? Does the applicant
4 have any cross for them? The ANC have any cross? Ms. Maddux,
5 any cross?

6 As Commissioner May and others have said, we
7 appreciate you all coming down and providing testimony. It
8 means a lot. Thank you. Are you going back to party with
9 your room --

10 MR. MATWICK: We have finals coming up, so
11 unfortunately we will not be, but it is his 21st birthday,
12 so it's kind of sad.

13 CHAIRPERSON HOOD: Well, let's make those A's on
14 the finals and then maybe we can party. Okay. All right.
15 So let's -- I think we are about ready to close out.

16 Commissioner Turnbull?

17 COMMISSIONER TURNBULL: I just had one question.
18 How many points short of gold are you on the LEED?

19 MR. VAN DER WERF: Yeah, we are still developing
20 our final score card. We are confident we can make silver
21 on the low 50s and I think can continue to explore achieving
22 higher levels, but right now, we are confident we can achieve
23 silver.

24 COMMISSIONER TURNBULL: Okay. Well, if you could
25 try for gold, that would be great. Thank you.

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1 CHAIRPERSON HOOD: Okay. Mr. Avitabile, I guess
2 we are ready to close up.

3 MR. AVITABILE: That's all right. We don't have
4 any rebuttal. We don't have anything to add. We certainly
5 thank everyone for their time. It is nice to be here in this
6 posture. If the Commission is inclined, we would certainly
7 appreciate if you are willing to consider a Bench decision
8 this evening, so that we can proceed and move forward. We
9 are on a tight time frame.

10 With the residence hall, you've got a time to
11 start construction, so you can deliver it at the start of the
12 semester, so we are moving quickly, but certainly every few
13 days helps. Thank you.

14 COMMISSIONER SHAPIRO: You apparently have two
15 years.

16 MR. AVITABILE: Yes, that's right. That's exactly
17 right. Clocks tick. Thank you.

18 CHAIRPERSON HOOD: All right. So we are going to
19 close the hearing. I want to thank everyone for their
20 testimony. We really appreciate it and again commend
21 everyone for getting us to where we are today.

22 Commissioners, you have heard the ask. Let me
23 just look at Ms. Cain and ask Ms. Cain, is everything -- if
24 we were to move tonight as was asked, do we have to do all
25 three or two or one? How do we do that? I know it's an

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1 order that needs to be done.

2 MS. CAIN: We would recommend doing three separate
3 votes, so one on --

4 CHAIRPERSON HOOD: Do the further processing.

5 MS. CAIN: -- for 01-17E.

6 CHAIRPERSON HOOD: Okay.

7 MS. CAIN: 06-12Q, 06-12 -- or 06-11Q and then
8 06-11R and break those into three. And then we had discussed
9 a little bit with the applicant doing three shorter orders,
10 based on those three decisions. We think that's probably the
11 cleanest, easiest way to go through this.

12 CHAIRPERSON HOOD: Okay. Let me see where
13 colleagues are.

14 COMMISSIONER MAY: How do we do three votes on
15 four cases?

16 MS. CAIN: So 06-12Q and 06-11Q were actually
17 consolidated in the original order.

18 COMMISSIONER MAY: Got it.

19 MS. CAIN: So they are essentially treated as one
20 case.

21 COMMISSIONER MAY: Got it. All right.

22 CHAIRPERSON HOOD: I was fine until we just asked
23 that question. Now, what were the two again? Because I
24 thought I had Q and R, but we have to do it in a specific
25 order, correct or can I just do them -- we can do them all

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1 under one blanket?

2 COMMISSIONER MAY: She wants three votes.

3 MS. CAIN: I would take a vote on 01-17E first and
4 get that out of the way.

5 CHAIRPERSON HOOD: Okay.

6 MS. CAIN: And then move on to another vote on
7 06-12Q and 06-11Q together, so consolidate those two into
8 one.

9 CHAIRPERSON HOOD: Okay.

10 MS. CAIN: And then the final vote on the further
11 processing which is 06-11R.

12 CHAIRPERSON HOOD: So that goes to my point.
13 Years ago I used to be able to pick that stuff up real quick,
14 but I'm getting a little slower.

15 All right. So all right, Commissioners, if we are
16 ready to move forward, I would move -- I want to do the first
17 one and try to get us started.

18 I will move approval of Zoning Commission Case
19 01-17E and ask for a second.

20 VICE CHAIR MILLER: Second.

21 CHAIRPERSON HOOD: It has been moved and properly
22 seconded. Any further discussion?

23 All in favor?

24 ALL: Aye.

25 CHAIRPERSON HOOD: Any opposition? Not hearing

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1 any, Ms. Schellin, would you, please, record the vote?

2 MS. SCHELLIN: Yes, staff records the vote as
3 5-0-0 to take final action on Zoning Commission Case No.
4 01-17E. Commissioner Hood moving, Commissioner Miller
5 seconding. Commissioners May, Shapiro and Turnbull in
6 support.

7 CHAIRPERSON HOOD: Okay. Also, I will move
8 approval of 06-11Q and 06-12Q and ask for a second.

9 VICE CHAIR MILLER: Second.

10 CHAIRPERSON HOOD: It has been moved and properly
11 seconded. Any further discussion?

12 All in favor?

13 ALL: Aye.

14 CHAIRPERSON HOOD: Any opposition? Not hearing
15 any, Ms. Schellin, would you, please, record the vote?

16 MS. SCHELLIN: Staff records the vote 5-0-0 to
17 approve final action in Zoning Commission Case No. 06-11Q and
18 06-12Q. Commissioner Hood moving, Commissioner Miller
19 seconding. Commissioners May, Shapiro and Turnbull in
20 support.

21 CHAIRPERSON HOOD: Okay. So I'm going to let one
22 of my colleagues do this next motion.

23 VICE CHAIR MILLER: Okay. Mr. Chairman, I would
24 move that we -- the Zoning Commission approve Zoning
25 Commission Case No. 06-11R for further processing for

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1 Thurston Hall and ask for a second.

2 COMMISSIONER TURNBULL: Second.

3 CHAIRPERSON HOOD: Okay. It has been moved and
4 properly seconded. Any further discussion?

5 All in favor?

6 ALL: Aye.

7 CHAIRPERSON HOOD: Any opposition? Not hearing
8 any, Ms. Schellin, would you, please, record the vote?

9 MS. SCHELLIN: Yes, staff records the vote 5-0-0
10 to approve final action in Zoning Commission Case No. 06-11R.
11 Commissioner Miller moving, Commissioner Turnbull seconding.
12 Commissioners Hood, May and Shapiro in support.

13 And as Ms. Cain stated, if we could have three
14 separate orders and I believe summary orders are not --

15 MS. CAIN: I think it would have to be short full
16 orders if that works.

17 MS. SCHELLIN: Okay. The Commission is okay with
18 that? Okay. If we could have those, well, within two weeks?
19 Does that work? Okay. Thank you.

20 MR. AVITABILE: We will make it work. Thank you.

21 MS. SCHELLIN: So there are three of them, three
22 weeks. I mean, the sooner we get them, the sooner you get
23 them back.

24 MR. AVITABILE: Yes.

25 CHAIRPERSON HOOD: Okay. Do we have anything

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1 else?

2 MS. SCHELLIN: No, sir.

3 CHAIRPERSON HOOD: Okay. We wish to thank
4 everyone for your testimony and assistance in this Public
5 Hearing. The record in this case is closed, except for any
6 information that we requested. I don't believe we asked for
7 any the Secretary mentioned, I don't think that happened.

8 The Commission will make -- well, with the
9 exception of what the Secretary mentioned, the Commission
10 will make a decision in this case at one of its regular
11 monthly meetings following the closing of the record.

12 Also I want to thank Mr. Paul Young who is working
13 behind the scenes. I thank everyone again for your hard work
14 and working together and I now declare this hearing
15 adjourned.

16 (Whereupon, the above-entitled matter went off the
17 record at 7:47 p.m.)

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C E R T I F I C A T E

This is to certify that the foregoing transcript

In the matter of: Public Hearing

Before: DCZC

Date: 12-02-19

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



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