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GOVERNMENT OF THE DISTRICT OF COLUMBIA
Zoning Commission

Public Hearing

Case No. 16-18 [Georgetown University - 2017-2036
Campus Plan.]

6:31 p.m. to 10:54 p.m.
Monday, December 1, 2016

Jerrily R. Kress Memorial Hearing Room
441 4th Street, N.W., Suite 220 South
Washington, D.C. 20001

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1 Board Members:

2 ANTHONY HOOD, Chairman

3 ROBERT MILLER, Vice Chair

4 PETER MAY, Commissioner

5 PETER SHAPIRO, Commissioner

6 MICHAEL TURNBULL, Commissioner

7

8 Office of Planning:

9 JOEL LAWSON

10 ANNE FOTHERGILL

11 JENNIFER STEINGASSER

12

13

14 Department of Transportation:

15 RYAN WESTROM

16

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P R O C E E D I N G S

1
2 CHAIRPERSON HOOD: This is a public hearing
3 of the Zoning Commission for the District of
4 Columbia. Today's date is December the 1st, 2016.
5 We're located in the Jerrily R. Kress Memorial
6 Hearing room.

7 My name Anthony Hood. Joining me are Vice
8 Chair Miller, and we're joined by Commissioner
9 Shapiro, Commissioner May, and Commissioner Turnbull.
10 We're also joined by the Office of Zoning staff, Ms.
11 Sharon Schellin, Office of Planning staff, Ms.
12 Steingasser, Ms. Fothergill, and Mr. Lawson, District
13 Department of Transportation, Mr. Westrom and Mr.
14 Henson.

15 We also want to do a shout out to Mrs.
16 Henson, Mr. Henson's mom, if she's watching us. Any
17 time I think -- Oklahoma, right? Georgia. Anybody
18 that watches us from Georgia, we want to give them a
19 shout out, so.

20 Okay. this proceeding is being recorded by a
21 court reporter and is also webcast live. Accordingly
22 we must ask you to refrain from any disruptive noises
23 or actions in the hearing room, including the display
24 of any signs or objects. Notice of today's hearing
25 was published in the D.C. Register and copies of that

1 Commission please give both cards to the reporter
2 sitting to my right before taking a seat at the
3 table.

4 When presenting information to the Commission
5 please turn on and speak into your microphone, first
6 stating your name and home address. When you're
7 finished speaking please turn your microphone off so
8 that your microphone is no longer picking up sound or
9 background noise.

10 The decision of the Commission in this case
11 must be based exclusively on the public record, and
12 to avoid any appearance to the contrary the
13 Commission requests that persons present not engage
14 the members of the Commission in conversation during
15 any recess or at any time.

16 The staff will be available throughout the
17 hearing to discuss procedural questions. Please turn
18 off all electronic devices at this time so not to
19 disrupt these proceedings.

20 Would all individuals wishing to testify
21 please rise to take the oath? Ms. Schellin, would
22 you please administer the oath?

23 MS. SCHELLIN: Yes, please raise your right
24 hand.

25 [Oath administered to the participants.]

1 CHAIRMAN HOOD: Okay. Ms. Schellin, do we
2 have any preliminary matters?

3 MS. SCHELLIN: We do. The first one I'd like
4 to go through is the latest one we got, which was the
5 memo from Office of Planning asking that the
6 Commission waive the order of the hearing this
7 evening, allowing the applicant to do their
8 presentation and the ANC to do theirs, and the
9 parties in support to go prior to OP and other
10 government agencies.

11 CHAIRMAN HOOD: That's a very reasonable
12 request. Any objections? Okay. So, that's the way
13 we'll proceed.

14 MS. SCHELLIN: And then we need to --

15 CHAIRMAN HOOD: So, help me remember that.

16 MS. SCHELLIN: -- ask the parties and the ANC
17 if they have any objections too.

18 CHAIRMAN HOOD: Does anybody have any
19 objections, in the order in which we are going to
20 proceed? Okay.

21 So, Ms. Schellin, could you help me remember?

22 MS. SCHELLIN: Yes. I'll help you. I will
23 do that.

24 And then we have some proffered experts. Ms.
25 Milanovich, of course, has been here many times and

1 has previously been accepted. Mr. Dumont, he is I
2 believe not going to -- not going to testify because
3 he is going to be available for questions. Is that
4 correct?

5 So, he's on the panel but they are proffering
6 him as an expert in urban planning.

7 CHAIRMAN HOOD: Okay. I thought that he was
8 just going to be here in attendance. But he wanted
9 to be -- he wants to be proffered as an expert?

10 MR. AVITABILE: Well, to the extent that we
11 might need him to come up and speak, his background
12 certainly warrants him being an expert. I don't know
13 that we'll necessarily need Mr. Dumont to speak, but
14 to the extent that we were going to have him speak,
15 we want him to be an expert.

16 CHAIRMAN HOOD: Okay, Commissioners --

17 MR. AVITABILE: It may not matter.

18 CHAIRMAN HOOD: Okay. Any objections? Okay.
19 So, we will proffer him as the expert and add him to
20 our list. Any other preliminary matters?

21 MS. SCHELLIN: The only other one was just
22 to, for the record, to state on the record, that the
23 party status request that was made in opposition by
24 Mr. Wathanan (phonetic) and Ms. Collins, they did
25 withdraw that party status request based on the

1 applicant submitting a revision to two conditions
2 which seems to satisfy them. So, I think they're
3 just going to testify this evening. I don't know if
4 they're here but that's my understanding.

5 CHAIRMAN HOOD: Okay. It seems like a lot of
6 work has been going on. Great. Okay.

7 Commissioner May, you have anything?

8 MR. MAY: Yes, I need to make a disclosure.
9 I am a graduate of Georgetown University and I need
10 to make sure that's on the record. But I've done
11 that disclosure before and we got through that
12 hearing, so I assume everything will be fine here
13 with my participation.

14 CHAIRMAN HOOD: Commissioner Miller.

15 MR. MILLER: I also have a disclosure. I am
16 a long-standing member of the Heights Fieldhouse on
17 Georgetown University campus, and even if they
18 eliminate more tennis courts from their campus I will
19 continue to be nonpartial in considering their case.

20 CHAIRMAN HOOD: Okay. Do we have any other
21 disclosures? Mr. Turnbull?

22 MR. TURNBULL: Well, I know Mr. Morey very
23 well. Used to work for the Architect of the Capital.
24 I also was involved in helping to hire him when he
25 worked at the Architect of the Capital, but that will

1 have no impact over my decision tonight.

2 CHAIRMAN HOOD: Well, I guess I won't do my -
3 - Chris and others who I know, I'm not going to even
4 do a disclosure because have no impact.

5 But I do want to ask Commissioner May one
6 question about disclosure. Didn't you play on the
7 Georgetown Basketball team?

8 MR. MAY: Somehow, I knew you were going to
9 bring that up. No, of course I did not. But I knew
10 some players.

11 CHAIRMAN HOOD: Oh, okay.

12 MR. MAY: And I've stated that on the record.
13 Somehow that got misinterpreted.

14 CHAIRMAN HOOD: I noticed when the players
15 were here you played on the team, but now -- at least
16 that's the way --

17 MR. MAY: That's the way you thought.

18 CHAIRMAN HOOD: Oh, okay.

19 MR. MAY: That's not what I said.

20 CHAIRMAN HOOD: All right. All right. We
21 don't usually have a lot of fun so, let's have some
22 fun because this may be our last night for the month,
23 of having some fun.

24 Okay. Anything else, Ms. Schellin?

25 MS. SCHELLIN: No.

1 CHAIRMAN HOOD: All right. So, you all can
2 proceed.

3 MR. AVITABILE: Certain. So, we do have a
4 presentation. We can certainly make it -- largely
5 the presentation summarizes all of the material
6 that's in the record. We're also happy to forego the
7 presentation and just focus. I think the only new
8 material on the presentation is really addressing
9 some of the comments in the DDOT's report. We're
10 happy to do whatever the Commission would like.

11 CHAIRMAN HOOD: Since you've rehearsed it
12 earlier and it's going to take you 50 minutes, just
13 go ahead with your presentation.

14 MR. AVITABILE: Okay. We'll be efficient.
15 Thank you.

16 Good evening, Chairman Hood and Members of
17 the Zoning Commission. I'm extraordinarily pleased
18 to be here this evening to request approval of
19 Georgetown University's 2017 campus plan. I'd like
20 to begin by thanking all of you.

21 The 2017 plan has grown directly from the
22 seeds that you all panted in the compromise over the
23 2010 campus plan. That agreement created the
24 Georgetown Community Partnership, which as you will
25 tonight, has blossomed into an effective forum for

1 consensus focused dialog and collegial productive
2 work toward common goals and priorities. And in
3 keeping with my metaphor here, we are also all
4 indebted to Don Edwards, who is the brilliant
5 gardener that has nurtured this remarkable
6 partnership.

7 The hard work of the GCP and its members has
8 facilitated the formation of this 2017 campus plan,
9 which balances and accommodates university,
10 community, and District priorities. The 2017 plan,
11 which is a blueprint for the next two decades of
12 development at the University's main campus, is based
13 on extensive dialog with many stakeholders. These
14 constituencies include not only the surrounding ANCs
15 and neighborhoods, but also the students, faculty,
16 and staff at the university, MedStar Georgetown
17 University Hospital, district agencies that include
18 the Office of Planning, the District Department of
19 Transportation, as well as the Historic Preservation
20 Office and the Department of Energy and the
21 Environment, and federal agencies including the
22 National Park Service and the Old Georgetown Board.

23 The record reflects the support by many of
24 these stakeholders and we are pleased to be joined by
25 many of them this evening.

1 Our presentation this evening is divided into
2 two broad segments. First, the co-chairs of the GPC
3 will provide an overview of the background and
4 context of for the 2017 campus plan. Next, the
5 university will briefly summarize the accomplishments
6 under the existing 2010 plan, and explain the process
7 we undertook to develop the 2017 plan.

8 Then, the university will delve into the
9 details of the 2017 plan itself, with a focus on key
10 issues such as enrollment, neighborhood life, campus
11 development, including student housing, the hospital,
12 and transportation. And with that I'd like us to
13 begin with remarks from Chris Augustini.

14 MR. AUGOSTINI: Thank you, David, and good
15 evening. My name is Christopher Augustini, and I am
16 the senior vice president and chief operating officer
17 of Georgetown University, and also serve as one of
18 the co-chairs of the Georgetown Community
19 Partnership.

20 On behalf of President DeGioia and our board
21 of directors, I also want to thank Chairman Anthony
22 Hood and the Zoning Commission for the opportunity to
23 present this evening. It was the advice of this body
24 that started us on the journey to our community
25 partnership and the success we present to you this

1 evening.

2 Amid a changing higher education landscape in
3 an increasingly connected world, Georgetown
4 University is focused on exploring opportunities for
5 growth, innovation, and impact, that not only
6 supports our mission but also sustains our position
7 as a critical anchor institution within the District
8 of Columbia.

9 While our impact is truly global, our
10 historic roots and identity are deeply established at
11 the Hilltop Campus where the university was founded
12 in 1789. Drawing upon the 450-year old legacy of
13 Catholic and Jesuit education, Georgetown provides
14 students with a world class learning experience,
15 focused on educating the whole person through
16 exposure to different faiths, cultures, and beliefs.
17 Students are challenged to engage in the world and
18 become men and women in the service of others,
19 especially the most vulnerable and disadvantaged
20 members of the community.

21 Guided by an emerging vision for the future
22 of the university, the university has taken a highly
23 focused and intentional approach to long-range
24 planning. To this end Georgetown launched the
25 comprehensive master planning effort in 2012,

1 incorporating both physical master planning and
2 academic master planning initiatives. A key focus
3 throughout this interactive and iterative master
4 planning process, involving perspectives from a wide
5 range of university and community stakeholders, has
6 been envisioning future academic spaces, recreational
7 spaces, green space, student residences,
8 transportation solutions, and the best use of
9 existing buildings and resources on the main campus.

10 In addition a key component of the
11 University's long-range planning effort is
12 identifying opportunities to grow and develop in
13 other parts of the District of Columbia and the
14 surrounding metropolitan area.

15 In doing so, the university intends to
16 effectively leverage its presence in areas of the
17 city where it has already established itself, as well
18 as identify potential new opportunities. The 1971
19 relocation of the Georgetown University Law Center to
20 its current home at 600 New Jersey Avenue Northwest,
21 is notable in its success and lasting impact.

22 In the fall of 2013, Georgetown relocated its
23 School of Continuing Studies to a new campus at 640
24 Massachusetts Avenue Northwest, approximately five
25 blocks from the law center. The move enables the

1 School of Continuing Studies to contribute to the
2 development of an emerging neighborhood, expanding
3 Georgetown's presence downtown, and building on the
4 pioneering development begun by our law center.

5 The main campus of Georgetown University is
6 uniquely located within the context of several
7 established residential neighborhoods. All of the
8 university's long-range planning initiatives that
9 undergird and support the 20-year campus plan have
10 sought to more fully understand the campus and its
11 potential in the context of our surrounding
12 community.

13 Accordingly, residents of the neighborhood
14 surrounding the campus are not only stakeholders but
15 critical partners in this effort; partners who share
16 in a strong interest in the continued vitality of the
17 university, as well as ensuring that its impact are
18 appropriately and effectively managed.

19 The depth of this community partnership would
20 not have been possible without the tireless work and
21 leadership of Don Edwards. And on behalf of all of
22 my colleagues at Georgetown, I want to acknowledge
23 his efforts today in front of this Commission.

24 We have worked closely with these partners
25 throughout the year, through the vehicle of the

1 Georgetown Community Partnership, which my colleague,
2 Ron Lewis, will discuss in more detail. I also want
3 to conclude by thanking Ron and his colleagues for
4 their tireless work which has supported and
5 strengthened our partnership, making this work
6 possible, and the work that we are presenting to you
7 today, but also in the future.

8 Now, let me turn it over to Ron.

9 MR. LEWIS: Thank you, Chris. Good evening.
10 My name is Ron Lewis. I'm a longtime Georgetown
11 resident, chair of ANC 2E, and along with Chris
12 Augostini, co-chair of the Georgetown Community
13 Partnership, or the GCP.

14 I'd like to report to you today on the work
15 of that partnership. And it's a very positive
16 report. By building on the current campus plan and
17 working together through the GCP in a remarkably
18 inclusive and collegial partnership, we are able,
19 together, to bring you the new proposed campus plan.
20 I think my presence at this table as part of the
21 applicant's presentation, probably says more than
22 anything I can say. But it's --

23 CHAIRMAN HOOD: You must be reading my mind,
24 and I saw that. And I said, that's really good to
25 see, because I remember where we were, so.

1 MR. LEWIS: It's good for us, too. It's
2 genuine.

3 The partnership has led to a new plan that
4 meets the needs of all the stakeholders, that
5 continues to harmonize town/gown relationships, and
6 has very strong prospects of being sustainable and
7 effective over the long-term.

8 And the GCP has been central to all of that
9 because it brings together the key stakeholders in an
10 atmosphere that encourages real cooperation. We
11 operate through a steering committee and through
12 working groups.

13 The steering committee focuses on policy and
14 long-term planning. The working groups focus on
15 detailed implementation and monitoring, and there's
16 an interesting story there that we will highlight in
17 the ANC portion of the presentation. We encourage
18 candor and we work by consensus, facilitated ably by
19 Don Edwards and his associates, invaluable.

20 Our conversations have been structured while
21 at the same time they are free-flowing, creative,
22 inclusive, mutually respectful and hugely productive.

23 For the current campus plan, the 2010 plan,
24 the GCP has done a tremendous amount of work assuring
25 that the plan is operating as intended and is

1 sustainable. We continuously monitor compliance, we
2 look for effective and broadly acceptable solutions,
3 we encourage innovation, and a results-based
4 approached.

5 Looking toward the 2017 campus plan, we've
6 worked to carry forward and build upon the key
7 elements of the current campus plan. And to
8 accommodate needed change on the campus and at the
9 hospital in ways that meet institutional goals while
10 respecting, with good neighbor policies, the genuine
11 interests of the surrounding neighborhoods.

12 I'll close on a personal note, which I
13 believe is widely shared among the participants in
14 the GCP. When we lodged the current campus plan and
15 created the GCP no one really knew what kind of
16 partnership the GCP would actually be. It was there
17 on paper for us to take advantage of if we would.
18 And we did. It was clear at the outset, but all the
19 parties wanted it to work, and everyone was prepared
20 to invest the time, thought and resources to make it
21 successful.

22 Now, it actually seems so natural to take up
23 issues in the GCP that we could hardly conceive of
24 doing without it. That is why the GCP will continue
25 to have a central role in the proposed 2017 campus

1 plan. It has become a genuine robust, durable
2 partnership in which all of the participants have
3 come to think not only about what their stakeholders
4 may want, but about what the other stakeholders want
5 as well, and about what is best for our interlocking
6 university and residential communities in the largest
7 sense. The partnership really has been very
8 successful and we have every expectation that this
9 will continue. Thank you.

10 MR. MURPHY: Thank you, Commissioner. Good
11 evening, Chairman Hood and Members of the Zoning
12 Commission. My name is Christopher Murphy and I'm
13 Vice President of Government relations and Community
14 Engagement at Georgetown University. I'd like to add
15 my thanks to the Commission for planting the seeds
16 that allowed us to be here today, and I just want to,
17 again, appreciate that you helped make possible the
18 success that we're able to present tonight.

19 My testimony this evening will speak to three
20 quick topics. One, the accomplishments under the
21 current 2010 campus plan. Two, the consensus driven
22 transparent process used to developed the proposed
23 2017 plan, and three, some of the specific
24 foundational elements of the 2010 plan that carried
25 over into the new plan.

1 So first, the 2010 campus plan
2 accomplishments. So, as Commissioner Lewis just
3 described, the GCP has taken an active and fully
4 engaged role over the past five years to identify,
5 implement, and assess creative solutions to
6 neighborhood noise, trash, quality of life, and
7 transportation concerns in order to meet the
8 objectives and conditions set forth in the existing
9 campus plan.

10 Specific details addressing compliance with
11 that plan have been addressed in compliance reports
12 filed each year by the university with the Zoning
13 Administrator. Each of these annual reports has been
14 a consensus process that represents the shared
15 perspectives of the University student and community
16 representatives on the GCP.

17 Examples of some of the most significant
18 campus plan compliance milestones and achievements
19 include, with respect to housing, in the fall of 2013
20 the university relocated 65 undergraduate beds from
21 what was the then, Magis Row Community on 36th
22 Street, to the 37th Street on-campus block facing the
23 campus gates.

24 In the fall of 2015, the university fulfilled
25 its commitment to create an additional 385 on-campus

1 beds by renovating Ryan and Isaac Halls, temporarily
2 relocating two floors of the -- reconfiguring two
3 floors of the Levy Center, and optimizing space in
4 existing residence halls.

5 And then just a few months ago we were
6 thrilled to have a ribbon cutting on the new Father
7 Pedro Arrupe residence hall, which added 225 new on-
8 campus undergraduate beds. In total these efforts
9 resulted in an additional 450 student beds on campus
10 that have significantly reduced the number of
11 undergraduates living in the neighborhood's
12 surrounding campus.

13 Second, related to the transportation
14 commitments, the opening of -- in the fall of 2015,
15 the university fulfilled another campus plan
16 commitment to maximize the use of the canal road
17 entrance for its Georgetown University Transportation
18 system or GUTs busses. And it conversely minimized
19 the use of neighborhood streets by opening the
20 McDunough bus turnaround in front of the McDunough
21 Gymnasium at the southwest corner of our campus.

22 This and other significant investments in
23 transportation infrastructure have dramatically
24 reduced the University's impact on neighborhood
25 streets.

1 And third, perhaps most importantly,
2 regarding improving the quality of life in the
3 neighborhood surrounding campus.

4 After five years of collaborative work and
5 significant financial and staff resource investment,
6 the university and community have observed positive
7 trends regarding noise, trash management, and other
8 complaints about students living off campus.
9 Specific efforts that made the improvement possible
10 will be detailed later by the GCP working group
11 chairs. But the chart, now on the screen, depicts in
12 general, a very encouraging trend. It shows, by
13 year, the number of complaints filed, and the number
14 of students referred to student conduct for
15 discipline over the same eight-week fall period over
16 each of the last four years.

17 As you will see, the chart shows a steady
18 decline. As detailed in the campus plan, and later
19 in this presentation, the important commitments and
20 activities that contributed to this trend are
21 specifically carried forward in the new campus plan.

22 Now, with respect to the development of the
23 new campus plan and the process we followed to
24 develop it. In January of 2016, the GCP Steering
25 Committee adopted a timeline that allowed for the

1 development and submission of a 20-year campus plan
2 earlier than initially anticipated. Between January
3 and May, 2016, through a series of focused
4 discussions, the GCP was able to develop a consensus
5 campus plan 10 months prior to the exploration of the
6 current plan.

7 Between May and September, prior to filing
8 the campus plan with the Zoning Commission, the GCP
9 implemented an open and transparent process designed
10 to share the campus plan draft with key stakeholders
11 and stakeholder organizations, as well as the general
12 public in order to solicit feedback.

13 The draft plan was presented and discussed at
14 numerous briefings for the members of the university
15 community and neighborhood organizations, as well as
16 local and federal government agencies.

17 In addition, the draft of the proposed 2017
18 campus plan was posted on the University's website on
19 June 6th, 2016, which kicked off a 40-day public
20 review and comment period. By the end of the comment
21 period the 75 comments received, as well as responses
22 to each, were posted on the campus plan website. A
23 copy of these comments and responses have been
24 provided to the Commission.

25 In response to all the feedback received from

1 various stakeholders and the public, a number of
2 modest changes were incorporated into a revised plan
3 document, which was then also posted online. The
4 revised campus plan draft that resulted from this
5 collaborative and consultative planning process, and
6 that has been submitted for your consideration, sets
7 forth a thoughtful framework for the future of the
8 University's main campus that details a predictable
9 comprehensive long-term plan balanced by mechanisms
10 for flexibility to allow for course corrections as
11 needed.

12 Importantly, the 2017 campus plan affirms the
13 continued fundamental role of the GCP as the forum to
14 facilitate discussion, information sharing, and
15 consensus-based decision making among university
16 student and community leaders. Notably, prior to its
17 filing with the Zoning Commission on September 1st,
18 2016, the 2017 campus plan was reviewed and
19 unanimously approved by Advisory Neighborhood
20 Commissions 2E and 3D, and statements of support were
21 adopted by the Fox Hall Community Citizen's
22 Association, the Burleith Citizen's Association, and
23 the Citizen's Association of Georgetown.

24 You will hear from representatives from each
25 organization as well as from the Georgetown

1 University Student Association shortly.

2 Now, on to the third prong of my
3 presentation, to share with you the foundational
4 elements from the 2010 plan or some of them that
5 carry over into the new plan.

6 As previously noted, the 20-year term of this
7 campus plan is unprecedented for Georgetown
8 University. The consensus nature of a campus plan of
9 this magnitude for any university in the District of
10 Columbia is likely unprecedented as well. And yet,
11 while the plan may be groundbreaking in these
12 capacities, it's foundational elements are well
13 established, reflecting the same commitments and
14 elements set forth in the 2010 campus plan.

15 Two fundamental plan components from the
16 current plan, student enrollment, and second,
17 neighborhood quality of life commitments, are carried
18 forward almost in their entirety into the new plan.
19 With respect to student enrollment, notwithstanding
20 the fact that student enrollment remains a
21 fundamental driver of the university's financial
22 stability and future viability, the proposed 20-year
23 campus plan maintains the same student enrollment
24 maximums established in the 2010 campus plan.

25 Specifically, the overall main campus student

1 enrollment maximum covering both undergraduate and
2 graduate students, remains at 14,106. The school's
3 medicine enrollment remains at 830, and the
4 traditional undergraduate student count remains at
5 6,675.

6 Given the university's current student
7 population profile, growth under the existing overall
8 student cap will be realized in the form of
9 additional graduate students. Increases in the
10 graduate population from current levels will, in
11 significant part, replace enrollment that was
12 relocated to the new school of continuing studies
13 downtown facility in 2013.

14 Growth and graduate students will advance the
15 University's mission, contribute to maintaining its
16 top tier status as a leading national research
17 university and benefit Greater Washington by
18 providing educational opportunities to enhance the
19 skills and marketability of the district and regional
20 workforce.

21 And with respect to the quality of life in
22 the neighborhood, as previously noted, through the
23 collaborative work of the Georgetown Community
24 Partnership and the commitment of significant
25 resources by the university, substantial progress has

1 been made in mitigating off-campus student impacts.
2 In an effort to continue this positive collaboration
3 and process, the 2017 plan maintains the fundamental
4 commitment set forth in the 2010 plan to operate a
5 comprehensive expansive neighborhood life program, to
6 educate students about the responsibilities
7 associated with living off campus, and to address,
8 proactively as much as possible, concerns regarding
9 noise, trash, and other impacts.

10 Led by the Office of Neighborhood Life and
11 its terrific director Corey Peterson and his great
12 team, Georgetown's comprehensive off-campus student
13 living program will continue to be guided by input
14 and direction from the GCP's safety and student life
15 working group, and the environment and landlord
16 initiative's working group.

17 Examples of the meaningful initiatives and
18 measures the university will continue to implement in
19 support of this effort include the coordination of
20 reimbursable details with a special focus on night
21 time weekend hours, continued implementation of the
22 Student and Neighborhood Assistance Program, or SNAP,
23 which permits the university to proactively address
24 issues of student safety, student behavior, and
25 street noise off-campus. We'll also continue our

1 late night transportation commitments from main
2 campus to key off-campus entertainment districts
3 during night time weekend hours. We continue to
4 commit to regular litter and trash patrols throughout
5 the neighborhoods, including both trash during move-
6 in and move-out periods in which community members
7 are also invited to participate. We'll continue our
8 policies for on-campus and off-campus parties that
9 encourage more on-campus social activity, and we'll
10 continue our commitment to a residential presence of
11 university professional staff in the neighborhoods to
12 serve as liaisons between students and the community
13 and provide educational and policy enforcement
14 support as needed.

15 In conclusion, the university will continue
16 to work closely with the GCP steering committee and
17 working groups, including the many terrific community
18 and student leaders who serve on them. To ensure
19 that these initiatives remain effective tools for
20 ensuring that the residents of the neighborhood
21 surrounding our campus enjoy a high quality of life.
22 Thank you.

23 MR. MOREY: Thank you, Chris, and thank you
24 to the Commission for giving us the opportunity
25 tonight to talk about our campus plan.

1 My name is Robin Morey. I'm the Vice
2 President of the Planning and Facilities Management
3 at Georgetown University. Tonight, I am pleased to
4 brief the results of the university's master planning
5 and efforts inspired by this commission during the
6 prior campus plan process. Together, with the
7 dedicated commitment of the Georgetown Community
8 Partnership and our mini expert partners, I'm excited
9 to discuss this consensus plan for the future of
10 Georgetown's historic main campus.

11 The vision portrayed in the campus plan is a
12 culmination of extensive collaboration and
13 comprehensive planning, which includes programmatic
14 initiatives such as student life, innovative
15 pedagogy, and interdisciplinary resource.

16 The campus plan also considers sustainability
17 opportunities, as well as MedStar Georgetown's
18 University Hospital's proposal for a new
19 medical/surgical pavilion to modernize and enhance
20 patient care. This process has led to the
21 development opportunities contained in the 2017
22 proposed campus plan. The process of development is
23 both ambitious as it seeks to meet the changing
24 anticipated future needs of academics, yet it is
25 pragmatic to the extent we believe it is executable

1 over the plan's 20-year horizon.

2 The plan is deliberate and thoughtful in its
3 identification of potential new development sites,
4 with an emphasis on stewardship of existing
5 university historic resources, while ensuring
6 appropriate measure of intentional optionality given
7 the plan's long-term horizon.

8 Georgetown main campus is characterized by
9 buildings from multiple eras in architectural styles,
10 which together contribute to the campus's visual
11 identity. Development under the campus plan will be
12 organized and influenced by various campus districts
13 and distinctively identified through the university's
14 ongoing master planning efforts.

15 Heights and densities of future developments
16 identified in the plan will reflect the surrounding
17 context and the mission of each proposed project, and
18 individual projects will be planned and designed in
19 light of these considerations to determine the
20 architectural approach and context.

21 Finally, over time, this plan will unify the
22 campus landscape with a consistent pallet of
23 materials and site furnishings which will improve the
24 visual clarity, the campus aesthetics, while
25 reinforcing key campus connections and pedestrian

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1 pathways in an effort to create a much stronger sense
2 of place.

3 The map before you now is simply just to
4 provide some context with the tight residential
5 communities to our east, north, and west. The park
6 to our west, as well as the Potomac River to the
7 south. And this, with north orient to the top, will
8 be the consistent direction of each of the maps
9 following.

10 Through the significant collaboration of
11 numerous stakeholders we have developed these
12 principles shown here and used to ground our planning
13 process, and they're woven throughout the entire
14 plan. In particular, and related to the development
15 opportunities within the plan, we believe it is
16 apparent that as we execute the plan we will
17 significantly improve our green and open spaces, the
18 pedestrian nature of our campus, and leverage any
19 development to ensure sustainable growth.

20 Also core to these principles is a commitment
21 to improve stewardship to further develop our living
22 and learning community and support our mission of
23 formation, inquiry, and support of the common good.
24 So, the map here really describes our development
25 opportunities in red on the main campus. I'll start

1 trying to do a little visual part here.

2 If we look to the north of campus and then
3 going around in a clockwise direction, Reservoir
4 Road, and then this is the MedStar Surgical Pavilion
5 that you see. The dispersed complex here is a
6 housing complex that's for juniors and seniors
7 primarily, apartments that we slate for potential
8 expansion and renovation.

9 Just to the south of that is a redevelopment
10 of our Rice Science building, which potentially could
11 be repurposed. This particular plan shows it
12 completely redeveloped with potential affinity
13 housing attached to it.

14 On top of our Levy Center we show a small
15 potential location for student housing in the event
16 that we need that. You'll see in the future that we
17 have a large green space that currently is occupied
18 by a dysfunctional parking lot and circulation space.
19 That will be terminated at the end of the Levy Center
20 with a addition to the Levy Center that will be more
21 of a front door to the university, that will make
22 vertical connections. As you approach that facility
23 from this point now, you're basically confronted with
24 a parking garage.

25 We'll provide vertical connections up to

1 program space on the second floor.

2 There is a small in-fill of atrium that's on
3 the ICC, a small info project at Poulton (phonetic)
4 Hall. To our south, we have a potential library
5 expansion. Adjacent to the library is our large
6 Village A apartment complex for juniors and seniors,
7 and then you'll see in a minute that we have
8 proposed, the big idea on this campus is a student
9 life corridor, and along that student life corridor
10 is a academic and administrative building that sits
11 atop a large new area that's currently back of the
12 house, home of our facilities team that can be
13 repurposed for student space.

14 Just north of that is a new academic
15 interdisciplinary research building that is on our
16 Regents Lawn, just to the south of our Regent Science
17 building.

18 And finally, to the west of campus we have
19 our beloved Yates which is in need of some work.
20 Another big idea in this plan is to literally flip
21 Yates with the current Shaw Field, create field
22 space, currently three acres of field space that is
23 not available to us due to deferred maintenance
24 issues, and then this has the opportunity, which
25 we'll discuss in a minute, to potentially integrate

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1 other mission needs to the university.

2 Overall, the program represents 1.3 million
3 square feet of development with the hospital
4 expansion consisting of about 450,000 square feet, or
5 roughly 33 percent of the requested capacity.

6 This slide simply represents our core
7 concepts about how we think about the major buckets
8 of this plan and the interest of all the
9 stakeholders. And I will address each one of these
10 moving forward.

11 As I said before, the big idea in this plan
12 is a student life corridor. I will start on
13 Reservoir Road again, leveraging the hospital
14 development. You will see that the hospital was
15 built, or proposed to be built on a parking lot, and
16 then adjacent to that will be the development of a
17 new green, a large park amenity adjacent to Reservoir
18 Road, which is currently a parking lot, circulation
19 and parking space adjacent to the new hospital wing
20 provides a series of outdoor community rooms, which
21 terminate at the Levy Center.

22 Our plans call for revitalized and reimagined
23 Levy Center to have more student space. That is more
24 reminiscent of our recently completed Healey Family
25 Student Center to the south. I had mentioned the

1 small addition to the front which will provide a
2 front door to the university, which currently does
3 not exist from Reservoir Road.

4 Further going south, I mentioned the academic
5 building of just south of Regents Hall. The idea
6 there is to provide student space on the first ground
7 floor, and then above that would be interdisciplinary
8 research and academic space.

9 And just south of that, adjacent to two
10 residential communities is a new administrative and
11 academic building with ground floor student life
12 space along this corridor that starts at the bottom,
13 which is New South Residence Hall, which is the home
14 of our new family, Healey Family Student Center which
15 was finished and opened in 2014. It anchors the
16 student life corridor to the south.

17 This photo simply shows what you see today if
18 you're looking north, Harbin Hall in the background,
19 and then just a rendering of what we would anticipate
20 that to be. Improvements along Tondorf Road would be
21 more of a pedestrian boulevard versus a traffic and
22 loading and your head has to be on a swivel when you
23 try to cross those street sometimes. We're trying to
24 get away from that and create a much more pleasant
25 environment on campus.

1 Another key aspect of this is student
2 housing. So, as with the prior campus plan student
3 housing remains a critical component of this plan.
4 The 2012 campus plan required prescriptive housing
5 commitments that Mr. Murphy described earlier,
6 specifically the construction of 385 new campus beds.
7 The 2017 campus plan seeks to achieve the same
8 intended results, a reduction of undergraduate group
9 homes in our surrounding communities. However, it
10 wants to do it through the means other than
11 investments and new facilities.

12 This challenge requires finding the right
13 balance of constituent interest and the highest and
14 best use of limited resources while remaining true to
15 our grounding principles we showed earlier.

16 The 2017 proposed campus plan requires a
17 results-oriented strategy and a menu of tools to
18 allow the university to satisfy this commitment to
19 attract an additional 244 students to live on campus.
20 Such tools include an increase in baseline occupancy
21 rates, off-campus program initiatives and study
22 abroad program adjustments.

23 Leveraging our planning principles, the 2017
24 campus plan will invest in the renovation of existing
25 campus communities to provide competitive marketable

1 housing options for our undergraduate students, and
2 in particular, juniors and seniors.

3 We are confident that stewardship investments
4 and existing residence halls, coupled with
5 investments in the student life corridor previously
6 discussed, will create an environment that our
7 students will want to be.

8 The plan also includes a backstop, such that
9 by 2030, if the university does not achieve and
10 demonstrate measurable results, it will build new
11 housing to satisfy this commitment according to the
12 campus plan. Accordingly, the campus plan includes
13 several potential sites that could, if necessary,
14 accommodate additional on-campus beds to meet this
15 commitment.

16 These options include a Henley expansion, a
17 Village A expansion, a Rice expansion, a Levy Center
18 addition, and repurposing of Saint Mary's Hall and
19 Levy Hotel.

20 These are some photos of what we want our
21 housing to be. And these are photos particularly of
22 Ryan and Isaac Halls, which was opened in the fall of
23 2015. As you can see, these are desirable units and
24 I would suggest that to send a picture of some
25 million dollar views if they were in DuPont Circle.

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1 It's quite stunning and our students, effectively, we
2 have 100 percent occupancy in these facilities.

3 Stewardship remains a principle of this plan,
4 as you saw earlier. Considering the ever-increasing
5 pressures and cost of higher education, this plan
6 will focus on investments and deferred maintenance
7 needs. The key stewardship priorities include
8 renovations to existing on-campus housing as we just
9 discussed, investments in our medical center to
10 address deferred maintenance that will inspire world
11 class research and pedagogy, preservation of
12 Georgetown's historic assets, such as Healey Hall,
13 which you see on the photo here, and upgrades to core
14 facility infrastructure to optimize operations,
15 reduce our carbon footprint, and conserve our water
16 resources.

17 A pedestrian-friendly campus is a critical
18 part of what we want to achieve with this campus plan
19 over time. We currently suffer from decades of
20 unplanned vehicle pathways, loading zones which
21 conflict with our core pedestrian pathways. The
22 creation of a student life corridor will organize
23 pedestrian movements, improve campus connectivity,
24 and create core pedestrian zones.

25 The intentionality will make the campus a

1 pleasant and enjoyable place for our students that
2 they want to be. Go back one, please?

3 I'd like to reference just a few things. If
4 you look at the way the campus is now and just
5 strengthen by the student life corridor, a major
6 pedestrian connection, a major pedestrian connection
7 from the 37th and O gate up here, which again these,
8 we know from surveys, are the most areas where our
9 students meet in terms of pedestrian areas. And this
10 particular location here is also where our cars meet.
11 Clearly we want to change that.

12 From entrance 4, you will see that it's very
13 light in terms of the pedestrian connection. This
14 plan will also create a much more vibrant pedestrian
15 connection to get down to Reservoir Road.

16 This is just a close up of the hospital and
17 the medical center, and you will see that you have
18 the terminus on the north side of our student life
19 corridor with a much large community amenity and a
20 green space that is currently a parking lot, a series
21 of outdoor community rooms that I discussed that
22 terminate at the northeast corner of Levy Hall, which
23 will be a hub of student life and activity.

24 Athletics and recreation are critical to our
25 student experience. Yates Field House suffers from

1 extensive deferred maintenance which has caused us to
2 explore the highest and best use of this facility,
3 and the three acres that consist on its roof.

4 The exploration has resulted in a strategic
5 move to construct a new facility for -- and potential
6 integration of a hotel replacement and conference
7 center, as well as other programs such as physical
8 therapy offices to support patients from the
9 hospital.

10 This program will improve executive education
11 programming, resolve the canyon effect on West Road,
12 which is buttressed on one side with the hotel, and
13 the other side about a 20-foot retaining wall. And
14 it will also improve the overall student experience
15 as we will have more field space for student
16 activities.

17 Sustainability is a core aspect of this plan.
18 This is Georgetown's operations and the way we
19 consider sustainability in the core areas of
20 investments, operations, and the -- excuse me.
21 Research and scholarship, and then the way that we
22 organization and develop our -- excuse me. Redevelop
23 and have the opportunity to engage in dialog on
24 sustainability issues.

25 Sustainability considerations are fully

1 integrated into our development opportunities and our
2 day to day university operations. We view
3 sustainability as the quadruple bottom line, and we
4 call that people, planet, prosperity, all with the
5 special common purpose of Georgetown for the common
6 good.

7 From our carbon footprint reduction
8 commitment to our social justice mission, our unique
9 ability to provide a forum to conduct research and
10 engage in sustainability challenges globally, make us
11 have sustainability embedded in our core.

12 In recent years the university has taken a
13 number of significant and impactful steps to further
14 enhance our sustainability objectives, including
15 pledging to cut our carbon footprint emissions by 50
16 percent from 2006 base year line by 2020, a goal
17 which we achieved in 2014.

18 We're committed to LEED construction. We
19 will and continue to increase our tree canopy. We've
20 launched the Georgetown Climate Initiative in 2009,
21 the Georgetown Environment Initiative in 2012. We've
22 adopted the D.C. and University Sustainability
23 Pledge, and finally we were designated as the first
24 bicycle friendly university in the District of
25 Columbia.

1 And in full transparency, that's a gold
2 bronze metal, not the -- or bronze metal, not the
3 gold.

4 So, this concludes my briefing, and at this
5 point I'd like to turn it over to Mike Sachtleben.

6 MR. SACHTLEBEN: Thank you, Robin. Good
7 evening. My name is Mike Sachtleben and I serve as
8 president of MedStar Georgetown University Hospital,
9 and Senior Vice President with MedStar Health.

10 Georgetown University Hospital is a not for
11 profit, acute care, teaching and research hospital
12 with 609 licensed beds, located in the northern
13 district of the main campus along Reservoir Road.

14 Centers of excellence include cancer,
15 neurosciences, GI transplant, and vascular diseases.
16 And MedStar Georgetown is home to Washington, D.C.'s
17 only comprehensive cancer center as designated by the
18 National Cancer Institute.

19 Through its relationship with Georgetown
20 University, the hospital trains both students from
21 the School of Medicine, and the School of Nursing.
22 The hospital also trains nearly 500 residents and
23 fellows annually through its accredited graduate
24 medical education programs, and works closely with
25 the university's research enterprise to bring

1 innovative therapies from the scientific laboratory
2 to the patient's bedside.

3 Following years of extensive review and
4 discussion, MedStar Georgetown and MedStar Health
5 concluded that a new medical surgical pavilion on the
6 Georgetown University Campus was necessary to address
7 a confluence of factors, including an aged condition
8 of the facility, a need for modern operating rooms
9 and emergency department, and the need for an
10 upgraded patient experience.

11 MedStar Georgetown has closely coordinated
12 with Georgetown University leadership, staff, and
13 students, with the Georgetown Community Partnership,
14 as well as ANC 2E and 3E -- 3D, excuse me, and
15 community groups to develop a plan for the future of
16 the hospital in context of the university's master
17 planning effort.

18 As currently envisioned, the medical surgical
19 pavilion will house 156 patient rooms, a new
20 emergency department, larger operating rooms, a
21 rooftop helipad with direct access to the emergency
22 room, and three levels of underground parking. The
23 new state of the art facility would support the
24 hospital's continued focus on providing safe, high
25 quality patient care, and leading edge advancements

1 in medical technology.

2 Separate and apart from the necessary zoning
3 review and approval for the projects sought through
4 this campus plan, and in further processing
5 application, the medical surgical pavilion project
6 has already been reviewed by various regulatory
7 agencies within the District of Columbia.

8 Notably, on March 25th, 2016 MedStar Health's
9 application for a certificate of need, demonstrating
10 public need for the new facility was fully approved
11 without opposition by the District of Columbia State
12 Health Planning and Development Agency. The
13 comprehensive CO and application process provided
14 considerable opportunity for the community and
15 stakeholder review and input.

16 We look forward to discussing this important
17 project and its shared benefits for the District, its
18 neighbors, and the university community in more
19 detail during the Commission's future consideration
20 of our further processing application. Thank you.

21 MS. MILANOVICH: Good evening, Chairman Hood,
22 Members of the Commission. My name is Jami
23 Milanovich with Wells and Associates. We are the
24 transportation consultants for both Georgetown
25 University and MedStar Georgetown University

1 Hospital.

2 As the result of several years of
3 collaboration with the community through the GCP, and
4 significant work and coordination with DDOT, we are
5 very pleased to have a campus plan that includes a
6 thoughtful, comprehensive, and implementable
7 transportation plan that works for the university,
8 hospital, and the community.

9 In the interest of time I'd like to take just
10 a few minutes to review a few items from the DDOT
11 report.

12 We are very pleased to have DDOT's support
13 and are appreciative of the significant time that
14 DDOT has invested in reviewing the transportation
15 elements of the campus plan. In their report DDOT
16 did request a few additional commitments from the
17 university and MedStar as part of the campus plan.

18 First, they requested the creation of a
19 north/south pedestrian connection along the western
20 edge of campus from Gate 4 to Canal Road. We agree
21 that the north/south pedestrian connections are
22 important. As Mr. Morey indicated in his testimony,
23 one of the key components of the campus plan is the
24 creation of a more pedestrian and bicycle friendly
25 campus.

1 The campus plan team has very intentionally
2 designed a north/south connection along the proposed
3 student life corridor, which will be an active
4 pedestrian friendly route where pedestrians are
5 encouraged and want to walk. The creation of the new
6 east/west road also will strengthen the pedestrian
7 connection from Gate 4, along the new roadway to west
8 road, which leads to Canal Road.

9 The western edge of campus has physical
10 constraints, including significant greening issues.
11 It is located adjacent to a scenic easement and lacks
12 significant activity to make this area attractive
13 from a pedestrian perspective.

14 Further, service roads on the west side of
15 Yates and McDonough Gymnasium make pedestrian
16 connections along the western perimeter less
17 attractive. In addition, residential neighbors to
18 the west of campus would very likely have significant
19 concerns about lighting, noise, and other impacts
20 that would be associated with the connection along
21 the southwest perimeter of campus.

22 For these reasons we believe the planned
23 north/south connections are more appropriate than a
24 connection along the western perimeter of campus.

25 Second, DDOT requested the reconstruction of

1 Healey Circle, and the main campus entrance from 37th
2 Street as a non-auto oriented pedestrian and bicycle
3 gateway. It is worth noting that vehicular traffic
4 to Healey Circle is restricted except in special
5 circumstances such as when dignitaries are visiting.
6 Bollards are present at the entrance to Healey Circle
7 on 37th Street, preventing vehicular access, except
8 during these special circumstances.

9 Pedestrians and bicycles traverse Healey lawn
10 and Healey Circle safely and unencumbered during
11 normal operations. Despite the pedestrian and
12 bicycle accessibility that is already present through
13 Healey lawn and Healey Circle, the university will
14 continue to explore ways to improve the aesthetics
15 and sustainability features of Healey lawn, with
16 emphasis on pedestrian and bicycle circulation.

17 Next, DDOT requested the provision for a
18 connection to the campus border at a point where the
19 future Palisades Trolley Trail can be connected to
20 the campus bicycle network if the trail proceeds. As
21 plans for the trolley trail develop, the university
22 will work with DDOT and the community to explore the
23 feasibility of providing a connection to the trail on
24 the university property.

25 DDOT requested that the university include

1 bike routing and way-finding information on the new
2 proposed campus way-finding system, and the
3 university has agreed to do so.

4 DDOT requested that the university install
5 automatic vehicle locator and automated passenger
6 counter equipment on all GUT buses to facilitate
7 performance reports. The university agrees and will
8 install the equipment by June 1st of 2017.

9 DDOT requested that two car charging stations
10 be provided in the new garage under the new medical
11 surgical pavilion, two in other garages, and one car
12 charging station on a campus street.

13 In conjunction with the university's goal of
14 making the campus more pedestrian and bicycle
15 friendly, vehicular traffic through campus will be
16 limited and discouraged. Therefore, the university
17 cannot agree to providing a car charging station on a
18 campus street. However, they will agree to provide
19 four car charging stations in Levy Garage and/or
20 Southwest Garage in lieu of the two requested by
21 DDOT. The hospital also has agreed to provide two
22 car charging stations in the new garage under the
23 medical surgical pavilion.

24 Finally, DDOT requested several minor
25 adjustments to the transportation performance

1 monitoring plan, which are outlined on page 17 of the
2 report, and shown on the screen before you. They
3 further requested approval authority over changes to
4 the TDM strategies if performance targets are not met
5 for two consecutive years.

6 The university agrees to each of the
7 adjustments to the monitoring plan that are shown on
8 the screen before you and indicated in DDOT's report.
9 But it is important for the university and hospital
10 to have decision making control regarding the
11 determination of specific strategies to implement.
12 The university and hospital are uniquely able to
13 determine strategies that take into consideration
14 their respective business models, concerns of their
15 constituency, concerns of the community, and DDOT's
16 concerns.

17 Should the university and MedStar not meet
18 their respective performance target commitments, they
19 will meet with and work with both DDOT and the GCP to
20 develop an increasingly robust plan to augment
21 existing and/or implement more stringent TDM
22 strategies to enhance performance. Should the
23 university and MedStar fail to meet their respective
24 performance targets, they will meet with DDOT and the
25 GCP after the first year rather than waiting the two

1 years as suggested by DDOT, so that they can
2 immediately begin to rectify the situation.

3 In conclusion, the transportation component
4 of the campus plan is a comprehensive plan that
5 focuses on all modes of transportation, including
6 improvements for vehicles, pedestrians, and bicycles.
7 It includes infrastructure improvements, including
8 new East/West Road on campus, improvements at two of
9 the entrances on Reservoir Road, and new pedestrian
10 and bicycle corridors, specifically north/south
11 corridors.

12 The plan also includes transportation demand
13 management solutions that will reduce vehicular trips
14 generated by the campus.

15 MR. AVITABILE: All right. Thank you, Jami.
16 I may need a little more than the 25 seconds I have
17 left, but not much more.

18 Again, we're pleased to be here with
19 unanimous support from all of the surrounding ANCs
20 and citizen's associations, as well as the student
21 association. And we're also pleased to be here with
22 strong support from OP and DDOT.

23 DDOT laid out a number of additional items
24 for consideration in its report, and as Jami just
25 explained, we've agreed to many of them after

1 internal consideration as well as discussion with the
2 GCP.

3 We have revised the conditions of approval
4 regarding transportation to reflect the additional
5 agreements and commitments. And so, as soon as I
6 wrap up I can share those with you for the record,
7 the additional tweaks that we've made to the
8 conditions.

9 The proposed conditions of approval as a
10 whole have been reviewed with and agreed to by all of
11 the parties. These conditions, combined with the
12 continued hard work of the GCP will ensure that this
13 campus plan will not become objectionable to
14 neighboring properties due to noise, traffic, number
15 of students, or other objectionable conditions.

16 In these conditions the university has also
17 asked for some modest flexibility from the Zoning
18 Regulations to facilitate the implementation of the
19 plan. We submitted a narrative in our prehearing
20 submission prior to the hearing, explaining these
21 areas of flexibility in some detail, and we're
22 certainly happy to answer any questions you might
23 have about them.

24 Then, finally just to wrap up, the
25 university's president, John DeGioia, has observed

1 that a commitment to dialog, listening to one
2 another, engaging one another, and respecting the
3 diversity of all opinions and approaches is at the
4 core of Georgetown University's values. Through that
5 dialog extraordinary things can emerge from those
6 that work together to confront very challenging and
7 difficult issues.

8 Tonight is an important moment for all of us.
9 It's the culmination of five years of hard work to
10 create the Georgetown Community Partnership and
11 implement the 2010 campus plan. It also marks the
12 evolution of this remarkable relationship into a new
13 20-year framework for dialog that will continue to
14 shape Georgetown's main campus.

15 As a Georgetown graduate whose passion for
16 urban planning was sparked in no small part by
17 observing the University's relationship with its
18 neighbors, I'm extraordinarily privileged to be a
19 small part of this working dialog. Thank you for
20 creating this moment, Commissioners. And thank you
21 for your consideration of the 2017 Georgetown
22 University Campus Plan.

23 CHAIRMAN HOOD: Okay. We want to thank you
24 all for your very succinct presentation on the campus
25 plan. We greatly appreciate it. I know that I had

1 given the order out earlier how we were going to go,
2 but I'm going to take a Chair's privilege tonight and
3 do something just a little different.

4 I'm going to ask Mr. Don Edwards, I know he's
5 not part of your presentation, but if he wants to
6 come up now because he may have to leave. If you
7 want to come now and give your presentation. You're
8 good? Okay. All right.

9 All right. So, let's open it up and see if
10 we have any questions up here. Okay.

11 Now this is -- let me just remind my
12 colleagues, this is not one of our typical cases.
13 Everybody seems for the most part -- who's here in
14 opposition?

15 Okay. So, we shouldn't have an hour's worth
16 of questions. Okay? That's just where I am. Okay.
17 Commissioner May.

18 MR. MAY: That's fine. I'll keep it to a
19 half hour.

20 CHAIRMAN HOOD: As long as it isn't an hour.

21 MR. MAY: Well, first of all, you know, I
22 have to start out by commenting, and I don't normally
23 talk about how great cases are when they come before
24 us. I usually, you know, start out just asking
25 questions and digging in. But this is really such an

1 exceptional circumstance, to go from where we were at
2 the first hearing. And I remember vividly what it
3 was like at that first presentation, and what the
4 whole feeling in the room was. And there was so much
5 tension at that moment and everybody was just you
6 know, really ready to strike, including us in some
7 ways because of what we were reading and what we were
8 hearing. And to get to this point here, and to have
9 everybody at the table, it's just such a remarkable
10 change and I think everyone who worked so hard on
11 this, from the community and from the university, and
12 of course Don Edwards, I mean you all deserve
13 tremendous accolades for this accomplishment.

14 So, I won't say any more. Now, I'll ask my
15 deep questions.

16 So, you know, in many ways the information
17 that we received is a little bit lighter than normal.
18 It's more of a strategic document than it is a really
19 explicit kind of campus plan that sets forth a
20 physical vision of what it's like. And that doesn't
21 trouble me, it just, it's a little bit different from
22 what we normally see. And I think that that's
23 actually quite appropriate given the fact that, I
24 mean, it is a 20-year plan and not a 10-year plan.
25 The fact that you are trying to adapt a -- well,

1 you're trying to fix the plane while you're flying
2 it, right? There are things to do on the campus,
3 things to do in the community, and it's all about how
4 you're going to go about doing it rather than, this
5 is our vision and, you know, let's go make it happen.
6 So, I think that that's I think generally a positive
7 thing.

8 I think we can eventually get into it, but I
9 think one of the more substantive questions in terms
10 of what you're requesting has to do with the
11 treatment of further processing for those smaller
12 projects and for penthouse relief, and so on, and
13 those things. I think we can -- we'll talk about
14 that a little bit more.

15 With regard to the National Park Service's
16 concerns, I appreciate the fact that you have met
17 with the Park Service. I assume, since there wasn't
18 a whole lot of discussion in the presentation or
19 rather in the materials that were submitted about any
20 issues that need to be resolved, that there really
21 aren't issues that need to be resolved.

22 MR. AVITABILE: That's correct.

23 MR. MAY: Right. Okay. And I do know -- I
24 am aware that some of the long-standing complications
25 that we had with the slope that abuts the university,

1 where that was failing, that all of the fixes that
2 were put in place several years ago have been
3 performing well. I understand that from having
4 talked to the park staff not too long ago about it.

5 MR. MAY: I'm interested in probing a little
6 bit further on the -- your attempts and your work in
7 addressing off-campus behavior. First of all, can
8 you clarify for me the residential presence by
9 university professional staff? I mean, I know it was
10 in your presentation but I may have missed what that
11 really means.

12 MR. LEWIS: Sure. We have two staff members,
13 professional staff members, who are specifically
14 dedicated. One to the Georgetown community and one
15 to the Burleith community. They live there 24/7.

16 MR. MAY: Oh.

17 MR. LEWIS: So, that if there are issues that
18 come up we have a hotline, a helpline that neighbors
19 can call. They can report a problem and we can
20 respond instantaneously.

21 MR. MAY: Right. And is that their full-time
22 job to live there?

23 MR. LEWIS: Yes. Yeah, to live there and to
24 work.

25 MR. MAY: And to live there and deal with the

1 issues.

2 MR. LEWIS: Yes.

3 MR. MAY: Okay. Well, that's interesting.

4 MR. LEWIS: Yes.

5 MR. MAY: I mean, it almost made it sound
6 like you're, you know, you're trying to get your
7 staff to like move into the neighborhood and --

8 MR. LEWIS: And that is a piece of it. In
9 other parts of the neighborhood where we do have
10 housing, we do have -- we do have staff and academic
11 professors living in the neighborhood as well to kind
12 of help set the tone. And it's helpful from our
13 perspective because they often will share with us
14 what they are hearing as well, and can sort of be
15 good conduits of information both ways.

16 MR. MAY: Okay. And one more particular
17 question. And the prohibition on undergraduate
18 staff, or rather undergraduate parking in the
19 neighborhood, how does that actually work? How do
20 you keep them from doing it? How do you enforce it?

21 MR. LEWIS: So, we actually -- well, I mean,
22 the Transportation Working Group was going to -- they
23 will be testifying a little later and they may be the
24 most appropriate source to ask.

25 MR. MAY: Okay. That's fine. We can leave

1 that.

2 I appreciate getting a rundown on the DDOT's
3 report. So, as I understand it, there were a couple
4 -- there really is only two or three things where
5 you're not in complete agreement when being the
6 north/south connection along the west side, and you
7 explain that what you think you have satisfies that
8 need. I think I can understand that, knowing
9 something about the campus.

10 Let's see. Yeah, I mean, I can't say that I
11 have really great concerns about the areas where you
12 disagree on the other points. And I think we'll hear
13 from the -- from DDOT, what they think about your
14 response.

15 In terms of transportation, cars, parking,
16 traffic, et cetera, I was struck by the fact that
17 there are still substantial single-occupancy vehicle
18 trips coming to the campus. Only 31 percent of
19 university staff, but 74 percent of the hospital.
20 And is that -- does that include visitors to the
21 hospital, or is it just the staff?

22 MS. MILANOVICH: So, that number represents
23 just the staff at the hospital; just the nature of
24 visitors coming to and from the hospital, it's
25 difficult to sort of capture them in a survey.

1 MR. MAY: And that's fine. It's just that if
2 it were all, you know -- I didn't know how you would
3 have captured that anyway, but if that's all that it
4 meant. I mean, 75 percent is still a lot and I'm
5 wondering whether, you know, whether there is a long-
6 term plan to substantially reduce that, that mode
7 split, or that share of the mode split.

8 MS. MILANOVICH: There is. The hospital has
9 developed a transportation demand management plan, as
10 has the university. But the hospital's trip
11 reduction commitment associated with that TDM plan
12 for the new medical surgical pavilion is among the
13 most aggressive, if not the most aggressive in the
14 district right now.

15 The hospital's commitment will not only
16 offset the increase that's projected as a result of
17 the staffing for the new pavilion, but it will
18 actually reduce trips below existing levels. So,
19 said another way, with the implementation of the TDM
20 plan and the construction of the new pavilion, the
21 hospital will generate fewer trips than it does
22 today.

23 So, they do have a very aggressive trip
24 reduction strategy in place and there's a very
25 aggressive monitoring program that we've put forth

1 and we've worked with DDOT on to ensure that that
2 commitment is met and that they're in compliance with
3 that trip reduction commitment.

4 MR. MAY: Okay. Do we have any sense yet how
5 -- what that might translate into in terms of the
6 percentage that are single-occupancy vehicle? I
7 mean, going from 74 percent down to something?

8 MS. MILANOVICH: I don't have the number off
9 the top of my head. You know, they're employing a
10 number of strategies and certainly getting people out
11 of cars and into transit and making better use of the
12 GUT system and the critical links to the two Metro
13 stations, the DuPont Circle as well as Rosslyn is a
14 key component of that plan.

15 Like I said, I don't know the percentage non
16 SOV that would be reached with the plan, but the
17 other thing we have to keep in mind with the
18 hospital, when we look at the SOV percentage, we're
19 looking at the entire staff, and that includes shift
20 workers. And so that includes people that work the
21 7:00 p.m. to 7:00 a.m. shift, and so there's --

22 MR. MAY: I can understand why it would be
23 higher than it would be for --

24 MS. MILANOVICH: Yeah.

25 MR. MAY: -- a normal business.

1 MS. MILANOVICH: Yeah.

2 MR. MAY: It still seems high. I mean, and
3 I'm used to dealing with government agencies that
4 have 24-hour shift personnel and their, you know,
5 their parking ratio as to personnel are, you know,
6 three to one. And here you're, you know, it's three
7 quarters to one, right?

8 MS. MILANOVICH: Yeah.

9 MR. MAY: I mean, I'm not -- I'm just, I'm
10 trying to push that a little bit and I think that
11 moving into the future, that's an area where there's
12 significant ground to be gained.

13 MS. MILANOVICH: Yeah. And I mean, I think,
14 you know, I think as a team we recognize that there
15 is room to improve and that's why --

16 MR. MAY: Yeah.

17 MS. MILANOVICH: -- you see such aggressive
18 trip reduction commitments that are being made and
19 the aggressive monitoring program to ensure that
20 those are being met.

21 MR. MAY: Okay. I'll move on. What does it
22 mean to be the first bike friendly campus? I mean,
23 what did that --

24 MR. MOREY: It was simply, we had some
25 interns that are our supporter and sustainability

1 effort, and there's an organization out there that
2 rates campuses on bicycle friendly, gold, silver,
3 bronze. We applied, we're bronze.

4 MR. MAY: I see. So, it's like LEED
5 certification only in a, you know -- but it's the
6 sort of thing you have to apply for it and --

7 MR. MOREY: And meet a very -- yes, you have
8 to meet certain criteria.

9 MR. MAY: Okay. I was wondering if you were
10 like doing something really cool for bicycles and all
11 that sort of thing. I trust that means that like you
12 have sufficient bike racks outside of all of the
13 buildings where people go because I've been to
14 college campuses where, you know, people are locking
15 bikes to bikes and, you know, it just, it can get
16 pretty crazy. Not to mention the fact that I travel
17 so many places in this city and there are not
18 sufficient bike racks. Including, embarrassingly,
19 parks. I'll work on that too. Anyway, I'm just as
20 nice to them as I am to zoning applicants.

21 Anyway, so, I'll talk a little bit about the
22 buildings. So Yates is going to go away completely.

23 MR. MOREY: Potentially. Obviously much of
24 these plans would rely on philanthropic support.

25 MR. MAY: Right.

1 MR. MOREY: But when you strategically look
2 at the building, the roof is currently a three-acre
3 field. It was dead flat. The water over the past 20
4 some years has effectively rendered that building,
5 the way it was constructed with the lightweight foam
6 concrete, it's deteriorated over time. The drains
7 are completely clogged and plugged. You know, the
8 water does not drain off at all, so when you think
9 about replacing the roof of three acres, plus all the
10 deferred maintenance within the facility, it may be a
11 better solution to actually just flip the fields.
12 You could actually reduce that canyon effect on West
13 Road with that retaining wall, provide a much more --
14 you know, Yates is underground as you know, and much
15 more pleasant environment to work out. So, that's
16 the plan.

17 MR. MAY: So, I mean, I just find it
18 surprising because I don't feel like I'm that old,
19 but I was there when it was built.

20 MR. MOREY: 1979.

21 MR. MAY: Thank you. Thanks for telling
22 everybody how old I am. I was also there when
23 Village A was built.

24 By the way, are they ever going to give it a
25 better name? I'm thinking, you know, maybe Don

1 Edwards Village or something like that.

2 MR. MOREY: We're looking for philanthropy if
3 you have any ideas.

4 MR. MAY: Yeah. You know, after all these
5 years, if you haven't found the philanthropy, you
6 know, name it for somebody really important.

7 Anyway, so all right. I do have a concern
8 about the replacement building for Yates. It
9 indicates in your chart that the building height
10 could be 80 feet, and that is toward the high end of
11 the campus. And of course its abutting Glover
12 Archibald Park.

13 And I'm not, you know, so concerned that I
14 want to see that changed in your chart right now. I
15 mean, this is all quite notional, but I think that
16 you'll have to work very closely with the Park
17 Service as that is developed to make sure that it
18 does not have a detrimental effect on the park, or
19 across the park, you know and of course we'll be
20 concerned about light spill and things like that.
21 So, I think we just need to be sensitive to that and
22 I wanted to make sure that was on the record now.

23 Oh, by the way, and when Yates goes away does
24 that space really potentially become green? I mean,
25 you're going to tear out every bit of concrete and

1 make it pervious?

2 MR. MOREY: Yes, sir. So the idea, the
3 current plan would be to put Yates on Shaw Field,
4 which is a natural grass soccer field.

5 MR. MAY: Yeah.

6 MR. MOREY: And then you would flip the
7 soccer field to the Yates footprint and additionally
8 add some artificial turf for club and recreation
9 sports.

10 MR. MAY: Right. Okay. And I was just
11 looking at the, you know, some of the images that you
12 had and you showed what looked like it was a new
13 building, but it was very much in the style of
14 something like white Gravenor. Is that, I mean, was
15 that correct. Was that Herrerey (phonetic)? Is that
16 what I saw?

17 MR. MOREY: No, I believe what you saw was
18 Pedro Arrupe Hall.

19 MR. MAY: Pedro Arrupe.

20 MR. MOREY: That was one of the new residence
21 halls that were constructed and opened up in August.

22 MR. MAY: Oh, okay. So, it just raises a
23 question for me about trying to unify the
24 architecture across the campus, because you know,
25 there's so many photos in here and I'm reminded of

1 like, kind of the different you know, fads or periods
2 in architecture over time. I mean, there certainly
3 are some wonderful buildings among the older
4 buildings. There are some interesting period pieces
5 among the newer buildings, and then there's you know,
6 there is the -- well, I mean, you can just sort of
7 see different trends. And even now I'm seeing, you
8 know, the very glassy building is a trend in some of
9 your -- the renderings that you provided.

10 And I know that all of this is monitored very
11 closely by the Old Georgetown Board, so I don't need
12 to be the architecture critic on this. I'm just
13 hoping that there is an aspiration to develop a more
14 coherent vision across the campus as you make
15 buildings and remake buildings.

16 MR. MOREY: There is. And Pedro Arrupe Hall
17 specifically was a challenge due to its proximity to
18 the historic lawn and the stone of Copley, Healey,
19 and Whites Gravenor, yet it's adjacent to a 1950's
20 vintage science building with red brick. And we also
21 wanted it to read with active student space because
22 it is a student building.

23 MR. MAY: Right.

24 MR. MOREY: I'd invite you to come out and
25 look at it. We think it's been quite successful.

1 The clients love it, but your point is well taken and
2 we absolutely want to unify the campus in the way
3 you've described.

4 MR. MAY: Okay. Well, I'm not due to go out
5 there for another reunion for about five years. So,
6 maybe I'll get out there before then.

7 One last question. On the LEED, you know,
8 you specified that everything would be LEED Silver,
9 and I saw that you gave us statistics on -- you
10 actually have more square footage that's LEED Gold
11 than LEED Silver. I was kind of hoping there would
12 be more of an aspirational statement in the plan for
13 more LEED Gold. I'm channeling one of our former
14 commissioners who recently left who wants everything
15 Gold and wants it all certified.

16 But, I'm wondering if you could talk a little
17 bit to that. Why are you not at least talking about
18 an aspiration, if not committing to Gold?

19 MR. MOREY: That's fair. If we don't talk
20 about an aspiration and a plan to be LEED Gold, that
21 would be an oversight. Our commitment is to LEED
22 Gold and we think one of the reasons why we would
23 have a difficulty achieving --

24 MR. MAY: Did you say your commitment is to
25 LEED Gold?

1 MR. MOREY: Sorry. Our commitment is to LEED
2 Silver.

3 MR. MAY: Okay.

4 MR. MOREY: And we have aspirations for LEED
5 Gold. That's why you will see the ratio, we have
6 actually more LEED Gold because we do aspire to do
7 that, or higher, to the extent it makes sense
8 relative to the development.

9 And I think as we begin to renovate
10 facilities, the recent former Jesuit residence is an
11 example, these older buildings, very challenging.
12 You know, so I think it was difficult for us to make
13 that commitment when we think about a Healey Hall
14 renovation, so that's kind of what you're seeing
15 there.

16 MR. MAY: Yeah, I understand that. I think
17 maybe a more explicit statement of that would be
18 good, although I'm not sure how much more we'll need
19 to make decisions. So, anyway, that's it for my
20 questions. I appreciate it. Thank you.

21 MS. MILANOVICH: Excuse me, Mr. May. I'm
22 sorry. I have an answer to your earlier question
23 about the expected change in the non-auto mode split.

24 So, we did a projection on what we would
25 expect the non-auto mode split and the carpool

1 percentage to increase by with the implementation of
2 the hospital's TDM plan, and that percentage would be
3 nine and a half percent.

4 So, the SOV percentage would reduce by nine
5 and a half percent.

6 MR. MAY: By nine and a half. Okay. Great.
7 And that was in the plan, and I missed that? Or was
8 that in your study?

9 MS. MILANOVICH: It's in the CTR. The
10 transportation study.

11 MR. MAY: Oh, it's in the CTR. Yeah, you
12 know, it's hard for me to absorb all the details of
13 the CTRs.

14 MS. MILANOVICH: It's a large document.

15 MR. MAY: Yeah.

16 MS. MILANOVICH: Understandable.

17 MR. MAY: Okay. Thank you. All right.
18 Thanks very much.

19 CHAIRMAN HOOD: Okay. Any other comments or
20 questions from up here? Anybody?

21 Mr. Turnbull?

22 MR. TURNBULL: Thank you. Thank you, Mr.
23 Chair. Thank you again for a very concise
24 presentation. I think as Commissioner May said,
25 we're going through something a lot different than we

1 did many years ago. And I remember when we were
2 doing it. We've probably handled what, about a
3 handful of major campus plans? Well, maybe more
4 because you'd have to have seven fingers on your hand
5 for what I'm thinking about.

6 But, of those major plans we had, I think,
7 two of those campus plans ran into some issues.
8 Yours being one of them. And I remember, I think Mr.
9 Lewis showing up at a couple of hearings and we were
10 -- several concerns about trash. I remember there
11 were several concerns about students. And there was
12 concerns about group homes. We had a lot of angst at
13 the hearings and a lot of compassionate neighbors
14 wrenching, giving their soul as to what was going
15 wrong. And especially about some students going off
16 to public houses and then later on -- to get
17 refreshments, and then coming home and just the
18 process of that, going back to campus.

19 And I would just -- this is a lot different.
20 It sounds like the community coming together with the
21 university and working, it really seems to be
22 working. So, I want to commend you on that. I think
23 that was -- it's a great effort. I think it really
24 shows what can be done, and I think you need to be
25 commended on that.

1 I guess, what I wanted to get on to is I
2 would go along with Commissioner May in that hoping
3 for LEED Gold, and maybe it's the aspirational aspect
4 of it, statement to that affect I think would be
5 helpful. And I think he had mentioned also that a
6 lot of times when we see a campus plan we often see a
7 little bit more fleshed out idea of further
8 processing. We sometimes see a little bit more
9 information on it to what's going to happen in each
10 one of the areas that you're looking at. And this is
11 more notional or schematic, which it's a 20-year
12 plan, which is -- I think last year it was only --
13 last time it was only a 10-year plan. So, we can
14 work with that.

15 I wanted to get back, and I remember going
16 back, and I think it's interesting how the number of
17 students is remaining the same. And there was an
18 issue at one point. I think you were trying to reach
19 for 95 percent undergraduates on campus. Was that
20 what I was leaning -- I can't remember the total
21 number percentage of --

22 MR. AVITABILE: The percentage, I mean, it's
23 a bit of an apples and orange problem, but I can't
24 remember exactly what the percentage is right now.
25 What we said we were striving for the last time

1 around is, I don't know what the percentage is right
2 now, but we were striving for 90 percent.

3 MR. TURNBULL: Yeah.

4 MR. AVITABILE: And that additional 244
5 students that's in this plan --

6 MR. TURNBULL: Yeah.

7 MR. AVITABILE: -- that comes from the
8 commitment to get to 90 percent.

9 MR. TURNBULL: Yeah.

10 MR. AVITABILE: So, the intent would be more
11 or less that we would be at, essentially 90 percent
12 of students.

13 MR. TURNBULL: Is that, students, you mean
14 undergraduates or --

15 MR. AVITABILE: All undergraduates.

16 MR. TURNBULL: Undergraduates.

17 MR. AVITABILE: We're talking about
18 undergraduates only here.

19 MR. TURNBULL: Yeah. Okay. And so, by the
20 end of this campus plan you would have 90 percent, or
21 are you reaching for more now?

22 MR. AVITABILE: Again, it's a bit of an
23 apples and oranges. The old commitments are always
24 number of beds you'd provide.

25 MR. TURNBULL: Right.

1 MR. AVITABILE: So, we'd provide beds for 90
2 percent of students. This one is actually
3 interesting because the 244 commitment isn't just
4 providing beds, necessarily. It might actually, it
5 may actually translate into 244 students that are
6 living on campus that aren't now. So, I think it's
7 at least 90 percent in terms of number of beds being
8 provided, in terms of the actual number of students.
9 It could actually be higher.

10 You know, one of the ways in which the
11 university may achieve that commitment is to increase
12 the occupancy of residence halls above a baseline
13 that's established. And so, and that's the whole
14 idea. Renovate the complexes in a way that students
15 want to live there, choose to live there, and you
16 draw -- and this is focusing the juniors and seniors,
17 pull them, more of them on to campus so that they're
18 there and it will end up being a little bit higher.

19 MR. TURNBULL: They're the only ones that can
20 live off -- sophomores and freshmen, they have to
21 live on campus.

22 MR. AVITABILE: So actually, we're now at a
23 place where it's a three-year commitment, freshmen,
24 sophomores, and then either your junior or senior
25 year you have to live in university housing, so you

1 only get to live off campus one year.

2 MR. TURNBULL: One year. Oh, okay. I didn't
3 get to -- I had some questions on the Department of
4 Transportation, their comments. And as Ms.
5 Milanovich was talking about it, so I guess I'll need
6 more time to actually study what you're -- I had --
7 and I was looking at -- I guess you were mainly
8 talking about the comments on page 3 of the report
9 that they -- Department of Transportation report.

10 MR. AVITABILE: Yeah, I think they're the
11 comments that basically start either on page 3, the -
12 - the other place to look, I think, is at the end of
13 the DDOT report.

14 MR. TURNBULL: Yeah.

15 MR. AVITABILE: Again, they run through the
16 things they're looking for and we kind of go through
17 what we're willing to -- what we're willing to do.

18 MR. TURNBULL: Okay. So, we'll have to look.
19 I mean, it sounds like you're meeting -- you're not
20 meeting the second one. You don't want to do the
21 Healey Circle thing.

22 MR. AVITABILE: Well, so I think where we
23 are, there are three pedestrian and bike related
24 improvements where we don't agree 100 percent. So,
25 it's the west perimeter pathway.

1 MR. TURNBULL: Right.

2 MR. AVITABILE: Pedestrian pathway. With
3 Healey Circle, we're in agreement that it will be
4 great to, you know, make that look even more
5 pedestrian friendly and less auto oriented. I think,
6 and, Robin, you can jump in here as well, DDOT wanted
7 a commitment to do it within the first 10 years of
8 the plan, or just within the term of the plan. And
9 it's a question of resources. You know, that's an
10 area where it actually works well as a pedestrian and
11 bicycle place. You feel like a pedestrian there.
12 You feel safe. You don't feel like you're
13 potentially encountering conflicts.

14 I don't know if you want to add to that,
15 Robin.

16 MR. MOREY: I will, thank you. We have a
17 vision to revitalize Healey and Copley lawns. Soil
18 is compacted, there's an amalgamation of seven or
19 eight different material pallets for sidewalks and
20 some bad brick and some good brick, and asphalt. The
21 idea would be to unify all those materials as
22 demonstrated in the plan. Make it more sustainable,
23 provide -- and we're actually working with D.C. Water
24 on some of these opportunities to be able to reduce
25 our storm water runoff issues.

1 And the idea of reducing the size of the
2 Healey Circle and making it look more pedestrian
3 friendly is exactly in line with what we want to do.

4 MR. TURNBULL: Okay.

5 MR. MOREY: Oh, sure. All that's not cheap
6 and we've got to renovate some housing in this plan
7 and that would be an idea that we would have to fund
8 primarily through philanthropy, campus beautification
9 programs with our advancement office.

10 MR. AVITABILE: So that's why, where we
11 disagree with DDOT is simply making a commitment to
12 do it because it is philanthropy dependent.

13 And then the third issue where we don't see
14 100 percent with DDOT is this connection to the
15 Palisades Trolley Trail. We're certainly happy to
16 explore it, but until the connection is real and we
17 have had a chance to study it there are, you know,
18 creating that sort of connection through the campus,
19 into West Georgetown, it's something that we and the
20 CGP, I think together, need to study to understand
21 what the ramifications of that connection would be,
22 before we'd commit to actually do it.

23 But we're certainly happy, if the Palisades
24 Trolley Trail becomes real, explore it, study it, and
25 figure out what we can do to help connect to it.

1 MR. TURNBULL: Yeah. Okay.

2 MR. AVITABILE: And then the last area of
3 minor disconnect, it's over -- and Jami already
4 talked about this. If for some reason we don't meet
5 our transportation commitment, our threshold, our
6 minimum thresholds, you know, we have agreed that
7 we'll immediately try to ratchet it up. And what
8 DDOT had asked for is, okay, first year that's great.
9 We'll try to ratchet up. But in that second year
10 they wanted the -- two things, I think, that are
11 important. One, they wanted us at that point to look
12 at some things beyond what was in our tool kit, so
13 they want us to look at things like increasing
14 parking rates or decreasing parking. More severe
15 measures.

16 And the other thing that DDOT wanted is
17 essentially the ability to approve what we do. And I
18 understand why, they want to make sure they've got a
19 little bit of weight there. And the problem is two-
20 fold.

21 One, for the university to -- you know,
22 university has to respond to all of its various
23 constituencies, and make sure that if we agree to do
24 something it's not going to have adverse impacts on
25 our business operations and our customer base.

1 But then also, we've got to make sure it
2 works with the neighborhood too, and things like
3 increasing parking pricing or reducing the amount of
4 parking spaces, can have potential spillover impacts
5 into the neighborhood that the GPC members might have
6 concerns about.

7 So, that's why we have proposed in these
8 conditions is, I think a compromise. And we've just
9 given it to DDOT so I don't know that they've had a
10 chance to fully digest it themselves, and I wouldn't
11 put them on the spot. But what we've proposed is,
12 look, in that second year, we will look with you in
13 the GCP at some things outside of our initial set of
14 tools. So, we'll look at some of those other things,
15 but we can't commit to hand over to you to write to
16 tell us what we need to do. We need to be able to
17 all do that together in partnership.

18 But, I do think one thing that came through
19 that we realized, and we revised a number of the
20 conditions in a minor way, but you'll see DDOT's been
21 added to part of the group that will be consulted
22 about things. I think to the extent that they can,
23 DDOT participating actively in the GCP decision
24 making process will be a very positive thing.

25 What we realized as we were going through a

1 lot of these issues with DDOT and educating them,
2 like gosh, it would have been great if they were
3 sitting at the table as we were talking about these
4 things six, 12 months ago, and that's something we
5 can rectify going forward.

6 MR. TURNBULL: They have something on their -
7 - further, the applicant must define a more stringent
8 set of mitigations necessary following two
9 consecutive years of unacceptable performance.

10 MR. AVITABILE: Right. And we're happy to
11 agree to ratchet up. As I said, we'll ratchet up the
12 first year if we miss. And then we'll ratchet up
13 even more. For some reason we don't miss it if we
14 don't get there the second year. If we get to two
15 years we're going to have a lot of people looking at
16 us and telling us we've got to get this right. And I
17 don't think we'll make it to a third year.

18 But that's the intent, is if we're not
19 meeting the targets we're going to step up what we're
20 doing to make sure we get there.

21 MR. TURNBULL: Okay. I just had one
22 question, I think Commissioner May brought it up. We
23 talk about the architecture and the overall scope and
24 feeling for the campus. A lot of campuses now have
25 sort of changed, where I mean not quite as

1 traditional, whether you had gothic or Georgian in
2 it. And so that there's always a mix of play giving
3 architects a little bit of change.

4 Do you see your pallet? Do you have a
5 pallet, or a work of what you give an architect or a
6 firm to work with on this?

7 MR. MOREY: So, we don't have that for
8 buildings. We believe that the particular
9 development sites will dictate much of that and we do
10 want some freedom there. But at the same time we do
11 have a series of standards that we want that
12 construction to conform to.

13 The pallets that are included in the campus
14 plan itself are primarily for the hardscape and the
15 landscape.

16 MR. TURNBULL: Okay.

17 MR. AVITABILE: To try to unify the campus in
18 that way. By no means --

19 MR. TURNBULL: But contextual solution,
20 though, for the buildings then related to where it
21 is, is what you're getting at.

22 MR. MOREY: That's exactly right. Yes, sir.

23 MR. TURNBULL: Okay. All right. Thank you.

24 MR. MILLER: Thank you, Mr. Chairman. Yeah,
25 I want to join my colleagues in commending everybody

1 involved in reaching this consensus, collaborative,
2 kumbaya moment, which has been more than a moment.
3 It's been going on for a while now and our Chairman
4 deserves a lot of credit for inspiring it. I
5 remember sitting in the mayor's office five years ago
6 at a couple tense meetings with some people who are
7 here.

8 So, the community really -- everybody coming
9 together really, it's very inspirational and Don
10 Edwards, your work is always very, very inspiring.

11 So, I don't really have a lot of questions.
12 Do you have -- is there any prioritization in terms
13 of the projects, the hospital, Yates, in a time -- in
14 the 20-year timeline? Is there any -- I may have
15 missed it. Maybe that was spelled out in some of the
16 documents, but maybe you could provide us some
17 guidance on that.

18 MR. MOREY: Again, much of the development is
19 driven by philanthropy and the visibility on that as
20 we just ended a campaign and embarking on a new
21 campaign, and what priorities will be set within the
22 campaign moving forward. It did not lend itself to
23 reasonably providing a party list of what buildings
24 will come first. I think it's clear the hospital
25 surgical pavilion is first, as we stand now. Still a

1 lot of work to do there.

2 But I think with the financial constraints
3 and the resources, we intentionally did not try to
4 provide a prioritization. I would ask Mr. Augustini
5 if he'd have anything to add to that.

6 MR. AUGOSTINI: Sure. I think you know, if
7 we could establish priorities, the maintenance of our
8 housing would be a top priority. The renovation and
9 expansion of our library would be a top priority.
10 And then the ability to renovate Yates and take
11 advantage of the field opportunities would be of
12 priority. After that I think it would be too
13 premature to give you a sense beyond that.

14 MR. MILLER: And on the parking are you
15 eliminating all that surface parking that's next to
16 the -- that's at the north entrance next to the
17 hospital? You could -- saw that you were having an
18 underground -- you plan to have an underground
19 garage.

20 MR. MOREY: Yes, sir. So that's effectively
21 two lots. We call them lot A and lot B. Both of
22 those get submerged and all of that gets turned into
23 green space and footprint for the new surgical
24 pavilion.

25 MR. MILLER: So, what's the existing number

1 of parking spaces on campus and what's the
2 proposed --

3 MR. MOREY: Our parking cap does not change.
4 Four thousand --

5 MS. MILANOVICH: 4,080 is the current cap and
6 it will remain at 4,080.

7 MR. MILLER: And I would echo my colleagues'
8 comments about -- and what you all have said, that
9 you want to aspire to LEED Gold. I think that is --
10 to the extent that you can strengthen that commitment
11 in the plan, I think that would be a strengthening of
12 the plan.

13 Do you have Bikeshare facilities on campus
14 currently? And what's the -- how is that going to be
15 enhanced under the plan?

16 MR. MOREY: Yes, sir. So, through our
17 transportation and parking working group we currently
18 have one Bikeshare at 37th and O, the main gates to
19 the university. Currently working to try to
20 establish one on the southern end of campus around
21 Prospect and thirty-sevenish. And then also on the
22 north end of campus on Reservoir Road somewhere.
23 Those are two areas where we would like to try to
24 embolden the Bikeshare program.

25 MR. MILLER: And finally just dealing with my

1 parochial concern, you can ask that. Will the new
2 Yates have indoor tennis facilities? Not that my
3 knees will last that long, but --

4 MR. MOREY: So, our current programming would
5 envision that you would at least have what we have
6 now.

7 MR. MILLER: Thank you. Thank you, Mr.
8 Chairman.

9 CHAIRMAN HOOD: Commissioner Shapiro.

10 MR. SHAPIRO: Thank you, Mr. Chairman. I
11 actually have no questions about the content, but
12 just a question/comment about the process. And you
13 know, my experience with town-gown relations is that
14 they're infamously miserable. And so this process is
15 pretty interesting to see, and I'm wondering, I'm
16 curious about whether, since you are a university,
17 research university, if you have formalized the
18 documentation of how this process went in any way.
19 Is somebody taking this up as a case study or a
20 research project to make sure that its' being
21 documented about how it's planned? That's assuming
22 that it's successful. But at least at this point it
23 seems to be.

24 So, that's both a, I guess a question and a
25 comment or encouragement.

1 The other thing is, you know, this is taking
2 place in the context of the District of Columbia and
3 the region and again it's a very interesting, I
4 think, significant model for how town-gown relations
5 can go, and I'd encourage you to -- not that you need
6 more evening meetings, but to perhaps take this on
7 the road a little bit and make sure that you're
8 presenting to the consortium of universities and
9 planning boards around the region to help give a
10 sense of what, you know, why a process like this may
11 be laborious but is worth it to the community and to
12 the university.

13 So, that's all that I have, Mr. Chair.

14 CHAIRMAN HOOD: Thank you, Commissioner
15 Shapiro. I actually, I just don't have any
16 questions. I'm just so happy that we are at this
17 point. I think, as was stated, I don't want to
18 rehash all that we went through because everybody
19 knows the story. But I want to commend everyone.
20 I'm not going to name people, but you know who you
21 are. I want to commend everyone.

22 But, I will say this about Mr. Edwards, and I
23 was sitting here thinking about this. He did
24 something in my community and when I first walked in
25 the door, we were -- I forgot what we were working on

1 but when I first walked in the door I said to myself,
2 I said, good gracious, whoever has the job today --
3 and I was part of the crowd. So, I said, whoever has
4 this job, they got their work cut out for them.

5 But I can tell you, when he finished whipping
6 us all in shape we were working collaboratively. We
7 were getting results. So, my hats off to you, Mr.
8 Edwards. And all of you all. But I just remember my
9 experience with him, because when I walked in the
10 room and wherever, and I knew some of the players and
11 they probably knew me, and I was thinking to myself,
12 this is going to be a mess. But it turned out to be
13 the most learning experience, and his patience with
14 us, because I can tell you we were out of order for
15 the most part. But he whipped us all in shape, so my
16 hats off to you and we appreciate all the work you
17 do. And not just in Georgetown, but in the city as a
18 whole.

19 And all of you all, ANC Commissioner Lewis
20 and others, you all have done a fantastic job. I
21 don't want to say too much because when I looked at
22 this plan and I looked at all the party status to
23 this, it does not resemble the party status that I
24 had previously. But I will tell you this, one thing
25 I do is success stories. And Commissioner Shapiro is

1 exactly right. There are other campuses, and I'm not
2 going to name any universities in this city that we
3 are working with, and I will ask them to look to you
4 all. I've done it in the past. You all are the
5 model. So, you may get some phone calls from some
6 other folks. So, just let them know that I'm going
7 to refer you. So, keep doing the good work you're
8 doing.

9 Let's do -- any other questions up here?

10 MR. TURNBULL: Yeah.

11 CHAIRMAN HOOD: Let's do some cross.

12 MR. TURNBULL: Mr. Chair, I wonder if I could
13 -- I just have one more.

14 On the LEED, are you offering to certify
15 them?

16 MR. MOREY: Yes. All of the ones that we
17 listed are certified.

18 MR. TURNBULL: Are certified.

19 MR. MOREY: Yes, sir.

20 MR. TURNBULL: And you will be doing that in
21 the future is good. Oh, well, that's very good.

22 MR. MOREY: Yes, sir.

23 MR. TURNBULL: Thank you. And, Mr. Chair,
24 you've given your advice but it hasn't been taken
25 from that --

1 MS. SCHELLIN: You're already given it.

2 MR. TURNBULL: Yeah, you've already given it
3 to, in a previous hearing, to that --

4 CHAIRMAN HOOD: I did that already?

5 MS. SCHELLIN: Yes.

6 CHAIRMAN HOOD: I told them to see
7 Georgetown?

8 MR. TURNBULL: No, on another campus.

9 MS. SCHELLIN: Yeah, you already said it.
10 You said they filed --

11 MR. TURNBULL: You made reference.

12 MS. SCHELLIN: You said, Georgetown has
13 already filed and they're holding hands, is what you
14 said.

15 CHAIRMAN HOOD: Oh. I say so much stuff down
16 here I can't remember. But I have not really
17 formally sent anyone to them. Right. So, I have a
18 different way that I send people to them. So, if you
19 don't believe me you can ask Ms. Maybell Bennett over
20 at Howard. She got a lot of calls.

21 Anyway, but I think it works. It goes back
22 to your point, Commissioner Shapiro. If it's working
23 here it can work other places. That's where I am.

24 MR. SHAPIRO: Just a quick question. There's
25 a relatively new green building certification for

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1 garages, and I'm not sure if you have explored that.
2 You may be meeting, or close to meeting it as it is.
3 But I think it would be worth looking into. And I
4 think it may be being run through the Green Building
5 Council. I'm not sure, but I'd encourage you to look
6 at it if you haven't already.

7 MR. MOREY: No, thank you. We will do that.

8 CHAIRMAN HOOD: Okay. Let's do cross. Let
9 me run through this. Commission Lewis, you have any
10 cross? Mr. Avery? Where is Mr. Avery?

11 MR. DEWITTE: [Speaking off mic.]

12 CHAIRMAN HOOD: Okay. At the appropriate
13 time we'll do that but do you have any cross of what
14 you're -- okay.

15 Ms. Bell, you have any cross? No, not your
16 testimony, any cross of what you've heard? Any
17 cross-examination?

18 MS. BELL: No.

19 CHAIRMAN HOOD: Okay. Ms. Khan, Georgetown
20 students, any cross? Okay.

21 And Ms. Rome? Any cross? Okay.

22 All right. I think I covered everyone,
23 right? Okay.

24 All right. What's the next one, next order?
25 I got confused.

1 MR. AVITABILE: Commissioner Hood, the only
2 one you missed on that list was ANC 3D, and that
3 would be Mr. DeWitte.

4 CHAIRMAN HOOD: You're trying to confuse me
5 tonight. Okay. So, I missed ANC 3D, Mr. DeWitte.
6 Okay. Okay, sorry about that. Let me write that
7 down.

8 MR. MAY: Are we sure that the student
9 association doesn't want to cross-examine these
10 university officials, put them on the spot? Oh,
11 okay.

12 CHAIRMAN HOOD: Okay.

13 MR. MAY: You know, this is webcast live.
14 People in Georgia are watching.

15 CHAIRMAN HOOD: Well, I understand the other
16 night we had 300 people watching us. So, and knowing
17 that we only have 20. So, we're moving up. Yeah, we
18 can find out how many people watch. So, watch us so
19 our numbers will go up.

20 Okay. What are we doing next, Ms. Schellin?

21 MS. SCHELLIN: Next are the ANC
22 presentations.

23 CHAIRMAN HOOD: Okay. Let me -- let's go
24 with Commissioner Lewis.

25 MS. SCHELLIN: The two ANCs.

1 CHAIRMAN HOOD: Are you going to speak again?
2 And then Mr. DeWitte. If you all can come up
3 together.

4 Okay. I guess we'll start with Mr. Lewis,
5 since this is your panel. You can begin.

6 MR. LEWIS: Thank you, sir. Good evening.
7 Ron Lewis from ANC 2E.

8 I think we've heard a lot tonight so far
9 about how the plan is working well, the current plan,
10 and how we are all comfortable going forward with the
11 new campus plan derived from it.

12 We thought you'd like to have some background
13 tonight on how all these parties got to this level of
14 comfort, and all the work that went into it. Kumbaya
15 is great. There's a lot of work to get there.

16 And we thought you'd like to meet some of the
17 key people, the co-chairs of the GCP working groups
18 who worked so hard to make this happen.

19 The working groups have been at the heart of
20 the success of the current campus plan. That's where
21 the make or break implementation details have been
22 set. It's one thing to have a plan on paper, even a
23 very detailed plan as we did. But that's really the
24 starting point for making it work, for testing it,
25 for evaluating it, and for tweaking it. And the

1 working groups did that.

2 There are six working groups. One of these
3 is a master planning working group that really is
4 just a subset of the steering committee that worked
5 on the new plan. Four of the five of the area
6 specific working groups have co-chairs who are a
7 community representative and a university official.

8 The fifth working group focuses on safety and
9 student life. It's also co-chaired by a student
10 representative, as well as by community and
11 university representatives. And all the key
12 stakeholders are represented in the membership of all
13 of these working groups. They meet frequently, they
14 meet intensively. You can see how frequently on the
15 slide, and that's just their regular meetings. At
16 least as much work is done, particularly by the co-
17 chairs, outside of those meetings and in between
18 those meetings.

19 They're here tonight, the co-chairs, to share
20 highlights of their work over the past four years
21 that were crucial to the foundation for developing
22 the plan that we are all proposing tonight.

23 First is the environmental and landlord
24 initiative working group that addresses off-campus
25 health, welfare, safety, and quality of life issues,

1 related to the physical property conditions of
2 buildings, their surrounding environment, including
3 issues of home safety, property maintenance, trash
4 management, and landlord accountability in the
5 neighborhoods.

6 ANC 2E Commissioner, Jeff Jones, co-chairs
7 this working group. Together with Georgetown
8 University Vice President for planning and facilities
9 management, Robin Morey.

10 And the co-chairs are welcome during your
11 presentations to come up to the table, Robin, if
12 you'd like to join us at any time. And that's true
13 for all these working groups. Jeff Jones.

14 MR. JONES: Thank you, Commissioner Lewis.
15 My name is Jeff Jones, ANC 2E Commissioner, co-chair
16 of the Environmental Landlord Initiative Working
17 Group, and I'm thrilled to be here this evening. I
18 was here the last time, last round, and I too share
19 all the sentiments here tonight. Very, very much.
20 And I'm absolutely thrilled to be here again this
21 evening.

22 So, during the 2010 campus plan hearing
23 significant concerns were brought before the Zoning
24 Commission related to the impacts of trash and
25 physical property conditions up on the neighborhoods

1 surrounding Georgetown University. The community
2 felt the need for significantly greater efforts to
3 produce and maintain a clean and healthy environment
4 in university impacted off-campus areas, which at the
5 time were having a very noticeable negative impact.

6 Among other things we needed to address the
7 misperception that these poor conditions were to be
8 expected as part of living near a university. Per
9 the 2010 campus plan Environmental Landlord Working
10 Group, ELI, was formed to address these concerns
11 among all the interested parties. It was uncharted
12 territory to actually implement a working group as
13 part of the GCP to obtain meaningful and measurable
14 results. The potential for failure seemed a real
15 possibility. However, a key component of the ELI
16 Working Group's success was due to the directives set
17 forth in the 2010 campus plan.

18 Using the campus plan as the reference tool
19 provided a perfect framework for ELI Working Group to
20 begin its work in a productive and collegial manner.
21 The campus plan helped us set the tone toward genuine
22 healthy dialog. We openly challenged each other and
23 through hard work and determination we achieved
24 excellent results in a fair and sustainable manner.
25 Again, it was the directives and framework of the

1 campus plan that set us on this course and continues
2 to be our guide.

3 ELI is a strong, active, and innovative
4 working group comprised of university, students, and
5 community representatives. But we also gained
6 valuable information and facts from various district
7 agencies and professionals who have expert knowledge
8 pertaining to the core issues we are to address.
9 This was consistent with the campus plan and it is a
10 critical factor in contributing to our success.

11 Since formation dozens of scheduled ELI
12 meetings have taken place with many subgroup meetings
13 and events involving hundreds of people. Resources
14 are in place to fully support the programs daily.
15 Such as the solutions and programs that have been
16 implement that are environmental related, such as
17 improving the conditions surrounding the university
18 in a sustainable manner was a very big ship to turn.
19 It required an approach that would result in long-
20 term behavioral changes after decades of disregard.
21 To our surprise trash was actually a complicated
22 issue, but we persisted until it was solved.

23 The initial approach was a combination of
24 heavy education, more and better use of resources,
25 and enforcement to all residents, both students and

1 nonstudents. A weighty workload in resource
2 commitment was placed on both the Office of
3 Neighborhood Life and the facilities department.
4 Fortunately the university remained committed and
5 over time the necessary behavior changes began to
6 occur.

7 We are now at the positive reinforcement
8 stage, yet we realize it is a dynamic situation that
9 requires constant monitoring and action as necessary.

10 Solutions and programs we implemented
11 regarding rental properties. During their early fact
12 gathering stages of the ELI Working Group, we
13 interviewed student tenants, landlords, real estate
14 professionals, DCRA officials, and other city
15 agencies to better understand off-campus rental
16 property issues.

17 We quickly learned that interested parties
18 had more common concerns than differences regarding
19 this issue. There would be some market driven
20 changes due to fewer students living off campus, but
21 for sustainable changes we needed to come up with
22 programs that changed landlord's attitudes and
23 behaviors.

24 This was accomplished through two primary
25 methods, a rental property compliance program, and a

1 very strong educational and resource component
2 provided to empower student tenants. This continues
3 to be a highly active program. The annual compliance
4 reports provide additional information on this.

5 Results. The trash program results are
6 measured by a sharp downward trend and clear
7 violations of city code and/or the student code of
8 conduct as random surveys are taken throughout the
9 communities. Typical student related trash
10 violations were initially 100 plus per survey, and
11 now we are typically at a dozen or less on any given
12 day. This is nearly a 90 percent reduction in
13 overall violations, and these results translate into
14 a very noticeably cleaner community.

15 The rental property compliance program has
16 achieved approximately 150 properties coming into
17 compliance with city regulations to date. We
18 continue to add additional properties to the program
19 that may not be in compliance with District licensing
20 regulations.

21 In conclusion, the ELI Working Group has
22 contributed towards the success of the 2010 campus
23 plan. All interested parties have greatly benefitted
24 as a result of this overall plan. We strongly
25 encourage the Zoning Commission approve the 2017

1 campus plan and let us continue -- to continue to
2 build on our success. Thank you.

3 MR. LEWIS: The Safety and Student Life
4 Working Group addresses neighborhood quality of life
5 issues, safety in the community for students, and
6 permanent residents alike, and on-campus student
7 life.

8 ANC 2E Commissioner and Vice Chair Ed Solomon
9 co-chairs this working group, together with
10 Georgetown University Chief of Police, Jay Gruber,
11 and Georgetown University Student Representative,
12 Oliva Hinersfeld.

13 MR. SOLOMON: Good evening. My name is Ed
14 Solomon, co-chair of the Student Safety Life
15 Committee. I'm also an ANC commissioner.

16 I was listening to your comments about how
17 we're going to address the issues raised at the first
18 meeting, and one of the major words we used was
19 noise. So, this was a challenge, even before we
20 started, to put our committee together. How are we
21 going to address this? And the challenges from the
22 community standpoint, one was need for better
23 communication. There was a lack of communication.
24 We wanted to improve that.

25 Need for leadership, strong leadership to

1 address the concerns at a major, major importance to
2 the residents as well as to the university. And the
3 need for accountability. If we're going to say we're
4 going to do something, we had to show results. If we
5 didn't do that then the credibility and the support
6 of the community would not be there.

7 We knew what the issues were. We knew what
8 the challenges were. One was noise, student house
9 parties. Transient noise, safety concerns, lack of
10 educating the students as far as to how to be good
11 neighbors in the community, and safety concerns.

12 When we get into -- when we went to put the
13 committee together, Jay Gruber became my co-chair.
14 We developed a working relationship that was
15 paramount to making this committee work.

16 As the process went on we added a co-chair
17 which was a student representative. This gave the
18 students more of a stake in what we were doing. The
19 goals of our committee, very simple, to improve the
20 quality of life in the community for the residents,
21 and also to improve the quality of life for the
22 students on campus.

23 The stakeholders that met at our committee
24 meetings, Georgetown University Student Association,
25 the Burleith Citizen's Association, Georgetown

1 Citizen's Association, and Foxhall Citizen's
2 Association. We also had council members from D.C.
3 Council attend our meetings. When we asked the
4 university to have a representative from any office
5 on campus, that was done without question. They came
6 right to our meeting, we asked them the questions,
7 they brought the materials we asked.

8 So, after these meetings on the committee, we
9 also had safety meetings outside the committee. We
10 met weekly over these last three, four years. We
11 went over every noise issue in the community
12 represented by the Safety Committee, the Chief of
13 Police representatives, and also off-campus
14 neighborhood life.

15 We just did not go over each of these
16 incidents. We looked for solutions to them and
17 report back to the residents.

18 We wanted to improve the conduct violation
19 enforcement, and we had the students participate in
20 this. This was very important. If the students are
21 not to participate in this and had a stake in this,
22 this would not work.

23 We also had -- we also added beds on the
24 campus. This reduced the demand in the community.
25 Policy changes for off-campus parties as well as on-

1 campus parties. An example of that, we made it
2 easier, the university made it easier for the
3 students to reserve a space on campus, less rules to
4 conduct a party, and this worked out fine as we
5 started having students enjoy the campus more than
6 having to feel they have to go into the community.
7 This is not perfect, it's still a work in progress,
8 but we're seeing results.

9 Now, we have the Student Neighborhood
10 Assistance Program. This is SNAP, S-N-A-P. You've
11 heard of that. What we've done, we've added a car,
12 an extra car to patrol the community, as well as
13 adding a supervisor to this program.

14 We also have reimbursable detail officers.
15 There's a program to let them know how we want them
16 to operate in the community. We just don't hire them
17 and put them out there. And we've had problems
18 before but we see this functioning. And one side
19 effect of this, it's reducing crime in West
20 Georgetown in Burleith, and in West Georgetown as
21 well. So, this is a side benefit for the community.

22 Lessons learned. At first neighbors were
23 hesitant that Georgetown Partnership would work.
24 They were concerned. They had -- they called me.
25 They had a very, very serious issue with this.

1 However, these lasting partnerships that we developed
2 and spoke with each other as opposed to at each
3 other. I sat down with many of the student
4 presidents. We went to their offices without
5 university officials, the residents and the students
6 met, we discussed their problems, they discussed our
7 problems, and believe it or not we realized we had
8 more in common than we thought.

9 And I'll tell you something else that we
10 learned, which was quite interesting. We're used to
11 eating dinner around 6:00, 7:00, 8:00 at night.
12 Students start eating around 11:00, 12:00 at night.
13 They do not have places to have something to eat.
14 So, we -- there was a restaurant we started, the 24/7
15 on campus. We started with the food trucks coming to
16 the university, and we started a pub. We thought the
17 food was good. The students said it wasn't up to
18 par. So we had that changed. There was a way to
19 come to our committee to get these things changed.
20 The university was very cooperative in this and we
21 could see things were starting to move. It was like
22 moving a big battle ship. It started to turn very
23 slowly, but it started to turn. We're very pleased
24 with the progress that we've made, and we're making
25 good progress.

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1 Now, you have to understand, students did not
2 feel their interest was a priority in prior campus
3 plan, but are involved in this campus plan. They
4 have a stake in this.

5 We're continuing efforts to improve social
6 life on campus. Students are just as concerned about
7 resident safety as far as their own safety in the
8 community. We're concerned about your safety. We're
9 working with MPD to make sure that communication is
10 increased in this area. Improvements have been made
11 on on-campus eating, dining options, and additional
12 housing on campus has been well received.

13 General consensus from our committee and all
14 the stakeholders, there has been a lot of good
15 progress, keep doing what we're doing, and continue
16 vigilance and attention. It's not perfect. We're
17 maintaining the programs now, and we have our goals
18 set as we met in the next year. Thank you.

19 MR. LEWIS: If we may just go back to the bar
20 chart for one minute? There are two slides that I
21 think speak volumes about what we're doing here. The
22 first was in Jeff Jones's presentation, showing
23 before and after shots of a typical sidewalk in the
24 near campus area where the sidewalk these days looks
25 like just all the other sidewalks in Georgetown, no

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1 matter whether permanent residents or students or
2 anybody else is living there.

3 This is the other bar. This is the other
4 slide that says a lot. And those are the incidents
5 of noise issues that have been reported.

6 The residents really notice it. The students
7 are accepting of the system. The discipline system
8 has been revamped to be very fast and very
9 transparent and pretty tough. The orientation has
10 been greatly ramped up. It's really semester long,
11 yearlong orientation now in what the norms are and
12 what is to be expected.

13 And we test it all the time and this bar
14 chart just shows where we are and we like that.

15 So, if we could move to the next working
16 group. The Transportation and Parking Working Group
17 addresses issues related to travel, to from, and
18 around the university's campus and mitigating the
19 impacts of university and hospital related traffic on
20 the community.

21 Citizen's association of Georgetown Board
22 Member, Hazel Denton, co-chairs this working group.
23 But I will say that in answer to one of your earlier
24 questions Hazel is spearheading the work to document
25 what this partnership is doing. Hazel is a professor

1 and well-equipped to do this and at least a case
2 study will come out of this and maybe more.

3 The co-chair for the university is Georgetown
4 University Associate Vice President for Campus and
5 Strategic Planning, Jim Sirinakis. Hazel.

6 MS. DENTON: Good evening. For the
7 Transportation and Parking Working Group, as you can
8 see we have a very wide range of voices around the
9 table. Students are very vocal, neighborhood
10 representatives are all there, we have community
11 groups such as the business district and MedStar as a
12 strong voice at the table.

13 This is the -- these are the areas that we
14 cover and that I'm going to run through quickly this
15 evening. But as Ron said, a formal description of
16 our tasks is that we look at travel to and from and
17 around the University, which means we respond to some
18 of the issues raised by Commission May, and we also
19 look at how we can mitigate the impact of this
20 transportation on the residents.

21 So, to start with, transportation, how we
22 work. As you heard, there is an annual
23 transportation monitoring survey. This is a core
24 component for our work. This means we're sitting
25 around the table with transportation specialists.

1 They explore with us the concerns we have and they
2 provide us with the tools. A simple example is that
3 neighbors were fed up with the GUTS busses going off
4 route and roaming through our residential
5 neighborhoods. So, they suggested putting GPS
6 systems on the bus, and they're now tracked. And
7 that problem has ended.

8 With respect to buses, the GUTS buses have
9 been rerouted in response to student concerns, and as
10 Commissioner Turnbull noted, there is a problem with
11 late night students returning to campus. So there
12 are now four late night shuttles. And late night for
13 students means 10:00 p.m. to 3:00 a.m.

14 The third thing we looked at for buses was
15 use of the Canal Road access -- exits. Or the Canal
16 Road exit. This has been a major, major issue. All
17 parties came around the table. It meant a lot of
18 work with DDOT. There were issues of signaling,
19 timing, road marking, signage. But eventually a
20 consensus was reached, the exit is operating and it
21 is working well.

22 The last thing on this list for buses is the
23 new bus turnaround. It's not totally favorable
24 because it is further from the center of campus. But
25 it is hoped that in the new plan there will be an

1 opportunity to put a second bus stop further up the
2 campus.

3 And we looked at bikes, as has already been
4 mentioned. Georgetown gets favorable mention as
5 being a bike friendly campus. There has been an
6 increase in Bikeshare stations and working with BID
7 we do expect to see an increase. And there have been
8 more bike racks added as has already been noted by
9 Commissioner Miller. These are very important.

10 With respect to cars, undergraduates are not
11 permitted to have cars on campus. This is just basic
12 guidance that they're given up front. However, there
13 are seven Zip Car stations on campus and there is
14 discounted membership for students, staff, and
15 faculty.

16 The second big topic is access to the area.
17 After a lot of work there was a consensus that
18 entrance 1 for the hospital would not be aligned with
19 38th Street. This was to avoid the potential for
20 cut-through traffic. This was a very important
21 neighborhood concern, but by having all parties
22 around the table, DDOT, MedStar, Old Georgetown
23 Board, as well as the university, eventually a
24 consensus was reached.

25 The second issue with access is that entrance

1 4 will be more of a significant entrance. But it
2 will be primarily for employee traffic, not for
3 trucks, buses, or ambulances.

4 When we move to parking, which has already
5 been flagged, then we are looking to try and increase
6 the use of carpooling. It's a tough subject, but
7 we're always looking at perhaps shorter rental
8 periods on parking contracts. Right now you have to
9 buy a contract that covers a month. But many faculty
10 are not campus for a month or every week at a time.
11 They want two or three-day contracts. As the
12 technology is upgraded in the garages, short-term
13 contracts may be more feasible.

14 We've also looked at the parking in the new
15 buildings that are going to go underground, and
16 students have emphasized the importance of green
17 spaces. Monitoring parking on residential streets,
18 let's just say, to be continued.

19 Now, with respect to information, this is one
20 of the wonderful outcomes of the GCP. Transportation
21 information for the university was embedded in 11
22 different websites. However, the tap community --
23 GCP got together with the communications GCP, and
24 working together the university put the resources in
25 to develop one website for transportation. This has

1 consistent and up to date information that highlights
2 public transportation over car driving.

3 So, looking ahead we will be involved in,
4 every year, the annual survey. Every year we tweak
5 it, the committee looks all the questions and
6 suggests adjustments and brings in new topics. We
7 will also be supporting the commitment of the
8 university and MedStar to aggressively reduce traffic
9 flow. We will be involved in the new construction on
10 transportation and parking impact. We certainly
11 support the expansion of GUTS bus service to
12 weekends, and the investigation of possibly
13 subsidized Metro bus passes.

14 So, that's the way we work. Listening,
15 responding, results. Thank you.

16 MR. LEWIS: Thank you, Hazel. The fourth of
17 the five subject oriented working groups is data and
18 metrics. They review and advise on creating the data
19 relevant to the campus plan. Foxhall Community
20 Citizen's Association President, Robert Avery, who
21 couldn't be with us tonight, and Georgetown
22 University Associate Vice President for Information
23 Services, Ardoth Hassler, co-chair this working group
24 which I'll describe briefly.

25 They have a technical role to help us measure

1 progress on the requirements and goals of the campus
2 plan. They were very active in the early years,
3 especially, of the campus plan. For example, helping
4 the university strengthen and broaden its data on
5 student enrollment at housing, and helping the other
6 groups figure out what data they needed and how to
7 use the data in meaningful ways.

8 More recently this group has been monitoring
9 university data for enrollment, housing, and off-
10 campus life each semester.

11 Bob Avery, the co-chair, has spent 30 years
12 as a government economist working with data. He
13 reports, quote, "I am satisfied that the commitment
14 of the university to an accurate and transparent data
15 collection effort is real and sustainable. The
16 benefits to the university go beyond the GCP and
17 should help in long-term planning and operations.
18 There is no doubt in my mind that the statistics and
19 reports provided by the new system are reliable and
20 trustworthy." End of quote.

21 The fifth working group is the communications
22 and engagement working group that identifies
23 university programs and activities of interest to
24 members of the community, and creates opportunities
25 for collaboration and improved communities --

1 communication between the university and the
2 neighbors.

3 ANC 2E Commissioner and Vice Chair, Tom
4 Birch, co-chairs this working group. Together, with
5 GU Internal Communications Manager, Maggie Moore.
6 Tom.

7 MR. BIRCH: Thank you. I am Tom Birch,
8 Commissioner ANC 2E. Mr. Chairman and Commissioners,
9 it's a pleasure to participate on this panel
10 reporting to you this evening.

11 When I was asked to co-chair this working
12 group Ron Lewis I had the fun assignment. He was
13 correct. I'd like to tell you a bit about what we've
14 been doing.

15 The Communications and Engagement Working
16 Group was established in January 2013. We have two
17 objectives. One is to find new ideas to engage the
18 immediate Georgetown Community and activities and the
19 amenities of the university and the neighborhood.
20 And second, to strengthen the communications between
21 the university and neighbors by identifying
22 opportunities and examining the current and potential
23 methods for communications.

24 With my co-chair, Maggie Moore from the
25 university administration, the focus of this working

1 group has centered on how to continue to build and
2 foster respectful, collegial, and mutually beneficial
3 relationships through improved and relevant
4 engagement and communication.

5 Our working group includes representatives
6 from the university, as well as from the community.
7 On the university side we have included the Office of
8 Strategic Communications, the Office of Neighborhood
9 Life, the Office of Community Engagement, the Office
10 of Faculty and Staff Benefits, the Department of
11 Performing Arts, Yates Fieldhouse, and Lauinger
12 Library.

13 Representing organizations from the
14 Georgetown neighborhood, we have individuals from the
15 Citizen's Association of Georgetown, the Burleith
16 Citizen's Association, the Foxhall Community of
17 Citizen's Association, Advisory Neighborhood
18 Commission 2E, and the Georgetown Business
19 Improvement District.

20 We've partnered with our fellow working
21 groups, and you've heard evidence of some of that
22 already in the presentations that preceded my own.
23 Working to develop and promote their ongoing and new
24 projects and events and initiatives. I'd like to
25 just highlight some of our work over the past three

1 years.

2 The first thing we set about doing was really
3 identifying opportunities for communication channels.
4 So, we worked to look at what were those channels
5 that exist for communication between the university
6 and the community. These include, first of all,
7 events. These would be opportunities where
8 university students and community residents would
9 come together. And I'll talk about those in a few
10 minutes.

11 But we also wanted to identify those news
12 channels that we could use to get the information
13 out. So, we looked at public information news
14 channels as well as community newsletters, the weekly
15 neighborhood newsletter that comes out from the
16 university, the Georgetown Current, community
17 newsletters from Foxhall, Burleith, and Georgetown
18 Citizens. The Office of Neighborhood Life has a list
19 serve and the university has a broadcast e-mail
20 system. We always also took advantage of a variety
21 of websites and online resources that we could use
22 to, again, pump the information out to make sure that
23 we could reach everybody that we wanted to contact on
24 campus, but also in the surrounding neighborhoods.

25 I'll talk a bit now about some of those

1 activities and events that we've been involved in.
2 In 2013 we launched the community fair, Georgetown's
3 Community Day, which has developed into an annual
4 event. In September of this year over 300 neighbors,
5 faculty, staff, and students came together to
6 celebrate our shared Georgetown community on Healey
7 lawn. It's a beautiful afternoon.

8 The event offers the opportunity for
9 visiting, for celebrating, there's free food,
10 hamburgers and hotdogs, grills, people are lining up
11 for that. Tables from various university and
12 community organizations providing information about
13 activities that residents can take advantage of
14 resources on campus, and students can enjoy what the
15 community offers.

16 You heard a bit from Mr. Solomon about the,
17 Know Your Noise Campaign. From our working group, we
18 took on the assignment to develop informational
19 pieces that would communicate that message,
20 partnering with the Safety and Student Life Working
21 Group on a poster campaign to address those issues of
22 transient noise that are concerns of the
23 neighborhood.

24 We heard just now from Hazel Denton about the
25 transportation portal that we developed on the

1 Communication Working Group. You should go to it.
2 It's Transportation.Georgetown.edu. it's a great
3 online portal which gathered and streamlined all of
4 those various transportation options and information
5 that are out there for faculty, staff, students,
6 visitors traveling to and from the campus. The
7 portal highlights alternative transportation,
8 including free university shuttles, public
9 transportation, bicycling, car sharing that are
10 sustainable and convenient options for getting to
11 Georgetown.

12 Just this fall we enjoyed convening the first
13 Meet the Neighbors Career Panel. We had heard from
14 Georgetown students, a desire to tap into the
15 expertise of our neighborhood community. And I
16 should add, also, an interest on behalf of some of
17 our residents from offering their own sort of career
18 experiences to students. This was a wonderful sort
19 of synergy that came together almost coincidentally.

20 Members of the community have that kind of
21 rich career experience to share. So, this Past
22 September our working group worked with the
23 Georgetown University Student Association to promote
24 that first Meet the Neighbors Career Fair on campus,
25 during which neighbors shared their career expertise

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1 with students, bringing together their experiences in
2 lobbying, law, real estate, non-profits,
3 entrepreneurship and other industries that gave
4 career and networking advice to undergraduates. And
5 we expect to continue that, certainly on an annual
6 basis.

7 We were involved now, actually, in the clean
8 block competition, an effort to keep our neighborhood
9 clean and healthy. And this year our working group
10 you'll see partnering with other working groups.
11 This time with the Environmental and Landlord
12 Initiatives Working Group to organize the 2016/2017
13 Clean Block Competition for the West Georgetown and
14 Burleith neighborhoods. Competition is intended to
15 motivate both university and community members living
16 in the surrounding neighborhood to keep our blocks
17 clean and with an emphasis on sustainability.

18 We created a website specifically around this
19 Clean Block Competition which includes tips for
20 keeping the neighborhood clean and litter free,
21 preventing rats, promoting public health, and helping
22 the environment.

23 The first round of judging is taking place
24 now and we will award the winning blocks with gold
25 and silver metals. We're hearing a lot about gold,

1 silver, and bronze tonight. We have our own awards
2 to hand out. As well as prizes from local
3 businesses. So, we have some goodies to give as
4 well.

5 Finally, just in terms of the development of
6 the 2017 campus plan, most relevant to us being here
7 tonight, our working group promoted the campus plan
8 comments portal to the university, and neighborhood
9 communities during the public comments period this
10 summer. I'm sure all of you had an opportunity to
11 look at it, and it was a terrific opportunity, and an
12 exemplary way for the university to reach out both to
13 students and to community -- residents in the
14 community in a very transparent way, to receive
15 comments -- or to receive comments and then to
16 respond to them. I was very, very impressed with the
17 way that was handled. And I was pleased that we had
18 an opportunity to be a part of that. It resulted, I
19 think, in an increased engagement with the draft plan
20 and provided feedback that helped shape the final
21 plan that you've seen today.

22 I've been appreciative of the honest,
23 collegial, and productive conversations we've had
24 through this working group over the years, and it's a
25 real testament to the dedication we have toward

1 building a collaborative community. And I would just
2 end by adding that, I live on the opposite side of
3 Georgetown from the university, but I have to say
4 that myself and my neighbors have discovered since
5 the development of the Georgetown Community
6 Partnership, a real community resource there to
7 enrich all of us living in Georgetown. Thank you.

8 MR. LEWIS: Thank you, Tom. The main campus
9 of the university is within the ANC 2E area and it
10 also abuts to the west, the Foxhall neighborhood,
11 which is represented by ANC 3D.

12 ANC 3D has submitted a resolution for the
13 record supporting the proposed campus plan. ANC 3D-
14 09, Commissioner Conrad DeWitte, represents the
15 Foxhall community.

16 MR. DeWITTE: Thank you, Chairman Lewis.
17 Hello. My name is Conrad DeWitte. I live in the
18 west of Georgetown University campus in Foxhall
19 Village. I'm presently the ANC Commissioner for ANC
20 3D-09, which includes Foxhall Village, Colony Hill, a
21 portion of Glover Archibald Park, and the vast
22 majority of the apartments located on McArthur
23 Boulevard south of the Georgetown Reservoir.

24 I'm here today to speak in support of the
25 plan. I'm also here today to talk about the past,

1 the present, sort of a turnaround story, and the
2 future.

3 First the past. In 2000 -- which you all
4 know, but in 2010 I was one of many Foxhall Village
5 residents furious over the university's then proposed
6 2010 campus plan, which included construction of a
7 bus loop road along the western edge of Glover
8 Archibald Park, where no through road had existed
9 previously. The plan called for all GUTS buses to
10 utilize this loop road seven days a week, potentially
11 from 4:00 a.m. to midnight on weekdays, with buses
12 traveling at a frequency of potentially one every two
13 and a half minutes during rush hour.

14 During the hearing surrounding the proposed
15 2010 campus plan it was clear that there were
16 existing relationships between the university, ANC
17 2E, KAG, and BCA, strained as they were. In contrast
18 it was obvious to me that no neighbors west of campus
19 had been in conversation with the university in
20 advance of its proposed 2010 campus plan. It seemed
21 that in part the loop road was proposed in that
22 campus plan by the university without thought for the
23 neighbors west of campus. That's what happens when
24 you aren't engaged. Decisions get made without your
25 input.

1 When the GCP was first suggested to the FCCA
2 and ANC 3D, some longtime residents were weary
3 because of previous bad experiences with the
4 university. I was happy to encourage my neighbors to
5 give the GCP a chance. It was our opportunity to
6 have a seat at the table to help shape future
7 university campus planning decisions at an early
8 stage to make sure the concerns of neighbors west of
9 campus were taken into account.

10 The FCCA ended up voting to support the final
11 2010/2017 campus plan, which included the idea of the
12 GCP and explicitly abandoned the loop road.

13 We have worked hard over the last four years
14 to earn the confidence and support of our neighbors,
15 to show them that engagement was the right decision.
16 And the fruit of this work is the campus plan before
17 you, which I support.

18 Now, the present. Because time is short I
19 will highlight one specific part of the plan.
20 Entrance 4. In a perfect world there would be no
21 additional traffic at entrance 4, and there would be
22 no traffic light at entrance number 4. But given the
23 reality that the vast majority of traffic entering
24 the university from Reservoir Road currently uses
25 entrance 1, and that entrance 1 can't handle all that

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1 traffic. The university's plan to more evenly
2 balance traffic across all four entrances on
3 Reservoir Road is reasonable.

4 What is critical for people living west of
5 campus is that the plan states ambulances will not
6 use entrance 4 save for very rare one-off occasions,
7 and that buses will not use entrance 4. This was a
8 reasonable compromise in order to preserve the quiet
9 and pastoral nature of Glover Archibald Park while
10 taking into account the interest of the broader
11 community in improving traffic flow along Reservoir
12 Road. In addition, the plan calls for mitigation
13 efforts to address any impacts on the park from the
14 increased traffic at entrance 4. And I just add here
15 that in keeping with the way the GCP has been
16 operating, looking at results as opposed to inputs,
17 we haven't specified exactly what those mitigation
18 efforts would be because we don't necessarily know
19 what the, you know, negative impacts will be, if any.

20 So, now, to the future. I say this in jest,
21 but there's one problem with the plan. Even if it is
22 approved, we are not done. This plan requires
23 continued community engagement with the university.
24 And that engagement requires time to form and then
25 nurture relationships among people in the community

1 and people in the university. People are not
2 interchangeable and we, as members of the GCP
3 Steering Committee, will need to work hard to
4 continue our work as people come and go from the
5 neighborhood and the university. That will be very
6 hard work, but I'm very encouraged by what we have
7 accomplished thus far.

8 I welcome any questions. Thank you. And if
9 I may just say one thing with respect to the Yates
10 Fieldhouse, that will be something that we'll be very
11 interested in going forward, and I have every
12 expectation that we'll have very positive
13 conversations coming out of the GCP.

14 MR. LEWIS: Thank you, Conrad. In 2012, as
15 we were heavily into the negotiations that led to all
16 the details in the current campus plan, Don Edwards,
17 who was just as involved as anyone in the minutest
18 details as well as the big picture, suggested that in
19 addition to focusing on the operational details, we
20 also add a mutual commitment to create and sustain a
21 long-term collegial partnership. As we've seen, that
22 has worked out very well.

23 As our final witness this evening, Don will
24 share his thoughts about this broader context.

25 MR. EDWARDS: Thank you, very much Chairman

1 Hood and Commissioners. It's a pleasure to be here
2 tonight. My name is Don Edwards and I'm the founder,
3 CEO, and a principal of Justice and Sustainability
4 Associates, an alternative dispute resolution firm
5 based in Washington at 910 17th Street.

6 I'm going to focus my comments on specific
7 parts of my written testimony, which you have before
8 you, in the interest of time.

9 You've already heard many thanks given, but I
10 am going to do a deeper dive, because so many are
11 owed thanks. I think that it's important to start
12 with the fact that I only began to be on this road in
13 2010, but there are many people in this room who have
14 been on this journey for decades. And that's
15 something that I think is very humbling to me, that
16 we have now arrived at this point.

17 So, I think it's first of all important for
18 me to thank, as you have already been thanked, the
19 Zoning Commissioners. If you had not, on February
20 9th, sent the parties back to the drawing board as it
21 were, I don't think we would be here tonight. So,
22 you did us all a big favor by setting the bar and
23 holding it high. And suggesting that we were capable
24 of better.

25 I also want to thank the staff of the Office

1 of Zoning, the staff of the Office of Planning, the
2 District Department of Transportation. I want to
3 thank President DeGioia and the consultants of
4 Georgetown University, different staff members, and
5 administrators, GUSA leadership, presidents
6 throughout the years, representatives from GUSA on
7 the working groups. I especially note the membership
8 of the Steering Committee, which you have had
9 described already, of the Georgetown Community
10 Partnership, many of whom have been part of the
11 Steering Committee for the entire four-year period,
12 since its creation in 2012. And that's remarkable
13 statement of service.

14 I want to thank all of the different
15 organizations that were represented on the CGP, on
16 the Steering Committee, and the working groups, and
17 the members of those organizations that supported
18 their representatives who stayed on the Steering
19 Committee. And also MedStar Health's leadership,
20 starting with the CEO and Dr. Joy Drass, their
21 executive Vice President and COO, as well as
22 President Michael Sachtleben, and various staff and
23 consultants of Georgetown -- of MedStar Georgetown
24 University Hospital.

25 But, the people I really want to thank the

1 most are the two men who served with tremendous
2 patience and resolve, and they have my deepest
3 respect and appreciation because as the founding co-
4 chairs of the GCPA and C2E Commissioner, Ron Lewis,
5 and Georgetown University Senior Vice President and
6 the COO, Chris Augostini, were the living embodiment
7 of a commitment to reach agreements and make peace.

8 Now, I've taken the time to reference what
9 are actually hundreds of people when you think about
10 it over the last four years, who have served in the
11 GCP in different capacities, because for me this
12 project has been about creating and sustaining a new
13 culture as well as a successful partnership.

14 So, while my written testimony addresses a
15 lot of different things, I have decided to really
16 focus on a cultural perspective and to use it to
17 focus on it, I'm going to quote Marlon Brando in his
18 role as Don Corleone in the Godfather.

19 He said, I quote, "I hoped that we could come
20 here and reason together, and as a reasonable man I'm
21 willing to do whatever is necessary to find a
22 peaceful solution to these problems." End quote.

23 That is really what we have been doing for
24 four years. And so, I want to speak a little bit
25 about some of the bedrock concepts that have created,

1 nurtured, and I believe will sustain, not just the
2 partnership that the GCP represents, but the culture.

3 The practice of alternative dispute
4 resolution is based on a few concepts. One concept
5 is that reason precedes agreement. In my view, what
6 happened over the last four years was the emergence
7 and spread of reasoned thinking and rational
8 behaviors. It is a bedrock of my professional
9 practice, as well as my personal belief system, that
10 if you can replace irrational thinking with ration
11 and reasoned thinking, it is only a matter of time
12 before an agreement will be reached, and that is what
13 we did.

14 A second concept that's fundamental to ADR is
15 that peace has no peer. I remember exactly when
16 peace between the various parties became not only
17 possible, but inevitable. It was when I finally knew
18 enough to recognize who were the peacemakers in this
19 culture we were building. And then it became a
20 matter of proposing and imposing structures based on
21 the disciplines of dependability, consistency,
22 reliability, and predictability. All cornerstones of
23 trust creation.

24 The third concept that I want to briefly
25 address is that shared interests are better than

1 love. If you ask a person who does what I do, there
2 is nothing more exquisite than the moment when bitter
3 adversaries first perceive that they actually want
4 the same things. And I can tell you that there were
5 moments as I listened to many of the people in this
6 room who moved in a minute, in a moment, to a
7 different level of understanding because they
8 actually got clarity about shared interests.

9 So, it is when the articulation of a shared
10 vision around Georgetown University's Growth and
11 development, and how it could serve its surrounding
12 communities emerged that the shared interests became
13 a roadmap for going forward.

14 Finally, the fourth concept I want to mention
15 is the notion of winning as much as you can, then
16 shaking hands and walking away. We have learned over
17 the last four years that peaceful solutions do not
18 deliver everything desired in one fell swoop. And
19 the last sanctifiers have confirmed that many times
20 over when there have been moments when commitments
21 did not necessarily get delivered the way they were
22 expected or on time, or parties had to come back and
23 renegotiate understandings, or further investigate
24 and create new data to guide data driven decisions.

25 But the piece that we've achieved, and that

1 is a piece that any rational actor can achieve, is
2 built, and I believe will be maintained as we go
3 forward over the next 20 years.

4 The point I want to make is that the work is
5 never perfect. Nor, is it ever done. But that is
6 the way of progress. And progress is better than
7 perfection.

8 So, how would I sum up what happened over the
9 past six years? I would simply say that we decided
10 that we could build a more diverse, inclusive, just,
11 and sustainable community. Then we built it.

12 Of course, that's the work that I do, and I
13 believe in that work very deeply but the notion of
14 creating these kinds of beloved community speaks of
15 something much deeper. Along the way university
16 administrators, neighborhood residents, students,
17 agency staff and District Government, and even
18 elected officials began to see, hear, and more
19 importantly care about each other. And that was new,
20 and that made the new culture.

21 Commissioners, two plans now have been
22 produced using a consensus based methodology. And I
23 believe the 2017 plan, upon adoption, will set a new
24 bar. I've only briefly illuminated how a highly
25 collaborative participatory and trustworthy culture

1 emerged from decades of tooth and nail conflict in
2 just four years to produce a consensus driven plan.
3 But in the months and years to come I think it will
4 be necessary and I'm sure you will, as you've already
5 stated, do everything you can to encourage people who
6 come before you to collaborate, build partnership,
7 resolve conflicts, reach agreements, and make peace,
8 because it can't be done.

9 So, my final comments for tonight go back to
10 a presentation that Ron Lewis and Chris Augustini and
11 I made. It was at the request of then, Mayor Vincent
12 Gray for one of his regular cabinet meetings on
13 September 24th in 2012. The title of that
14 presentation that we made before all of the cabinet
15 members and various other agency representatives was,
16 working together to resolve issues in an amicable and
17 beneficial way. That's the message I'd like to leave
18 you, Commissioners, with, and the public, and
19 everyone who has been a part of this, and everyone
20 who aspires to do what we've done.

21 Working together to resolve issues in an
22 amicable and beneficial way can be done. It does
23 take time, but it is time well spent. That's the
24 message I'd like to leave you, Commissioners, with,
25 and the public, and everyone who has been a part of

1 this, and everyone who aspires to do what we've done.

2 Working together to resolve issues in an
3 amicable and beneficial way can be done. It does
4 take time, but it is time well spent. I also just
5 want to close by recognizing my colleagues, many of
6 them who are here. I did a lot of work but I was
7 only able to do the work I do because they did the
8 work they do. And so, I just want to call their
9 names very quickly. Gary Willoughby, Todd Stevens,
10 Ann Harrell, Mary Jackstite, Grace Chow, Ushma
11 Perike, Jetta Ortega, Marta Walldo, and Ashley
12 Backwell.

13 It has been my privilege to work with each of
14 them to reach this milestone tonight. Thank you.

15 CHAIRMAN HOOD: Those peoples' names that you
16 just called, just raise your hands so we can see who
17 you are. Okay. All right. Thank you.

18 I was asking -- oh, did they raise their
19 hands so we could see who they were. Okay. And if
20 you all can't hear us, let us know. We'll get more
21 into the mic. Okay?

22 MR. LEWIS: Don, our friend and mentor.
23 Thank you so much. I would love to conclude, and I
24 will on I think what comes at least close to the same
25 elevated plane that Don has established. But just

1 one word back down into the weeds before I do, and
2 that is the matter of DDOT's requests for three or
3 four or five things that go beyond what the
4 university and the consensus plan has agreed to. And
5 I'm doing this now because the report came in. There
6 wasn't time to do it before.

7 I believe that the university is correct that
8 the plan as proposed treats those items
9 appropriately, and that the offer to look at them in
10 the future when more facts are available, especially
11 the east/west, proposed east/west bikeway through
12 campus, is an appropriate and indeed very generous
13 offer. I think what's underlying the caution here,
14 not just by me, I'm sure that the university
15 community shares this, is that this is a pedestrian
16 campus with thousands of students, and another
17 thousands of hospital workers, patients, and
18 visitors, and they're all traversing this on foot. I
19 think we should be very, very careful before agreeing
20 to have high-speed commuter bike pathways going
21 through a campus like this.

22 So, I think the university has gone, as DDOT
23 has requested, a commitment to do it. I do not
24 believe a commitment to do that is right at this
25 point. I think the university has gone at least as

1 far as is appropriate by saying, let's look at it in
2 the future if and when it comes up.

3 Now, having said that, campus plans are big
4 and they're complex, as you know better than anyone.
5 A lot of moving parts and the stakes are very high.
6 What's different about this one is that every piece
7 of it was prepared cooperatively by all the
8 stakeholders. That's a strong foundation and it can
9 benefit the city and all the stakeholders for years
10 to come.

11 I will conclude by thanking people who have
12 been thanked before, but really deserve it. Huge
13 thanks to our colleagues, and by that I mean
14 colleagues in the university in the community, in the
15 student body, MedStar leadership who all worked so
16 hard and productively to put this together. And Don,
17 you know that includes, very much, you.

18 And much appreciation to the Office of
19 Planning team so ably led by Jennifer Steingasser.
20 To DDOT for the enormous amount of thoughtful work on
21 this project. It is very much appreciated and we are
22 in agreement with DDOT on virtually everything. And
23 to the other leadership in the city, the key
24 officials and departments who have been engaged.

25 And certainly, not least, a big note of

1 appreciation to the Zoning Commission for starting us
2 down this path. That said, I am very happy to
3 commend this plan to you and to urge its adoption.
4 Thank you.

5 CHAIRMAN HOOD: I was just sitting here
6 thinking, the next time we have our oversight hearing
7 maybe we'll invite some people down to say something
8 good about us because we usually don't get it. But
9 anyway.

10 Okay. Let's see if we have any comments up
11 here. Commissioner May.

12 MR. MAY: Yes, a few questions. So, do I
13 understand correctly Ms. Denton, you couldn't really
14 answer the question about -- that I had raised
15 earlier about enforcement on students, undergraduate
16 students parking in the neighborhood, or did I --

17 MR. LEWIS: No, I think we can answer that.

18 MR. MAY: Okay. All right. So --

19 MR. LEWIS: It's enforced the way the rest of
20 the campus plan is enforced. If something is going
21 wrong, people in this community will notice it and
22 they will tell us about it. And they know who lives
23 where, and if they see cars being parked on the
24 neighborhood streets they will know who those cars
25 are.

1 Now, fortunately that just hasn't happened
2 very much because there is compliance. But I do not
3 think there is any difficulty on enforcement on that
4 issue. It's a very transparent issue.

5 MR. MAY: So, it's just neighbors watching
6 out and if they see undergraduate students --

7 MR. LEWIS: Yeah.

8 MR. MAY: -- they know are undergraduates who
9 are parking cars on the street, then --

10 MR. LEWIS: They will raise it, and --

11 MR. MAY: -- that gest raised to the --

12 MR. LEWIS: Well, probably through one of us
13 and then it gets raised to the university, and then
14 it's a matter of the student (simultaneous speech).

15 MR. MAY: Right. But there's not a program
16 within the university to sort of track this or to --

17 MR. LEWIS: The university is very good about
18 notifying the students what the rules are. And the
19 students are very good about complying. So, there
20 hasn't really been a need for, you know, extensive
21 enforcement. But if and whenever there is, it's
22 there.

23 MR. MAY: Okay. So --

24 MR. DeWITTE: Commissioner May, if I may add
25 something? Just anecdotal evidence, but in Foxhall

1 Village, as soon as the prohibition against bringing
2 -- undergraduates bringing cars, we noticed a
3 significant, significant decrease that hasn't come
4 back. So.

5 MR. LEWIS: We did too.

6 MR. MAY: Interesting. Interesting. Okay.
7 So, and then my next question. Chairman Lewis, I
8 heard that maybe that you had not -- did not run for
9 reelection, so you're giving up at -- is that right?

10 MR. LEWIS: This is the end of 10 years, a
11 10-year tenure. Thank you for asking. On ANC 2E,
12 which I have enjoyed immensely. But having it
13 coincide with the campus plan approval process, I
14 couldn't think of anything that could possibly be a
15 higher point to go out on. My successor is someone
16 I've known and admired for many years and I think ANC
17 2E will be in very good hands.

18 MR. MAY: Well, you're sort of taking the
19 words out of my mouth. I wouldn't have said it as
20 well, but yes, that's the same thing. This is a heck
21 of a way to end your years on the ANC.

22 Who is your successor?

23 MR. LEWIS: His name is Joe Gibbons. He is a
24 long-time resident. He has been very active with the
25 Citizen's Association of Georgetown on Historic

1 Preservation.

2 MR. MAY: Right.

3 MR. LEWIS: So, he knows the issues.

4 MR. MAY: All right. And, Commissioner
5 Birch, I understand this is your last as well, after
6 16 years.

7 MR. BIRCH: After 16 years. That's right.
8 So, we're going out with some nice accomplishments --

9 MR. MAY: Right.

10 MR. BIRCH: -- to take home with us. Thank
11 you.

12 MR. MAY: Right. Anybody else at the table
13 leaving? Is there anybody left?

14 MR. JONES: Only six -- after six years, yes.
15 We have a, yeah, Commissioner Elect Rick Murphy will
16 be stepping up for me and I'm very, very fortunate to
17 have Commissioner Murphy elect stepping up. And he's
18 been in the community for many, many years. He's
19 actually part of the GCP. He's been engaged for, for
20 actually for a couple years already as a member of
21 the working group that I co-chair.

22 MR. MAY: Right. Well, I thank you all for
23 your service and I trust that all the appropriate
24 transition is taking place so that as you hand things
25 off for the management of the campus plan, this

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1 component of the many, many duties of an ANC
2 Commissioner, that it all will go well.

3 So, I do have one last question for
4 Commissioner Solomon. Your co-chair, Olivia
5 Hinersfeld, is she actually here tonight? No? Does
6 anybody know if her father went to Georgetown,
7 because I knew a Tom Hinersfeld when I was there.

8 That's her uncle? Yeah, okay. Well, yeah.
9 There you go. Now my curiosity is satisfied. Thank
10 you.

11 CHAIRMAN HOOD: Any other questions or
12 comments from up here? Mr. Turnbull.

13 MR. TURNBULL: Yeah, thank you, Mr. Chair. I
14 just had a question on, I remember way back when,
15 when we started. On the group houses, and you talked
16 about licensing tonight and there was things that
17 were not -- they were illegally licensed. And how
18 you control all that and how you have regulations in
19 effect to deal with that. I'm just wondering, how
20 did that -- you sort of touched on it but you kind of
21 just like, we solved it.

22 MR. LEWIS: One of the best things we did,
23 and a real example of how the whole university
24 community and the residents community and the
25 students interest totally coincide is to address the

1 conditions of houses owned by landlords who, for many
2 years, just haven't cared about them.

3 What we've done is have several tracks, and
4 Jeff can elaborate if you'd like. One is to go to
5 the city and work closely with DCRA to get these
6 houses inspected because many of them did not have
7 basic business licenses. And it took a bit of work
8 to develop a list to get DCRA at the director level
9 enthusiastically involved, and to just go down one by
10 one and bring these houses into compliance. It's a
11 much safer environment.

12 The other prong of this is to empower the
13 student tenants who in many cases had felt
14 intimidated by landlords who in some cases went out
15 of their way to intimidate them. Some of these
16 houses had signs on the back of the door, do not let
17 any inspector in, et cetera.

18 And so, working with the student tenant
19 organization, these students are now much more fully
20 aware of their rights as tenants, have a pathway to
21 report unsafe or improper physical conditions, and
22 are assured that there will be no retaliation, and
23 that the DC laws will be enforced.

24 There's also a student sponsored, know your
25 landlord website, which comments on particular

1 houses, good or bad and creates market incentives for
2 the landlords.

3 MR. TURNBULL: Yeah. Well, you know, I
4 remember at the time one of the big issues or one of
5 the concerns we had were my other neighbors who were
6 almost concerned that they would have to sell their
7 home because you had these people who were using
8 those homes, they were absentee landlords, and these
9 things were just being, you know, abused. And the
10 neighbors next door were like, what do we do?

11 MR. LEWIS: Now, it's 180 degrees turned
12 around. There are landlords, particularly because
13 the market is shrinking. Enrollment is held constant
14 and the number of students living on campus is
15 growing, that the demand for the houses that were
16 group houses, has fallen. And so, what we're seeing
17 is several things.

18 One, the landlords are shaping up if they
19 want to keep renting because they know they have to
20 compete.

21 MR. TURNBULL: Uh-huh.

22 MR. LEWIS: And two, there are now some for
23 sale signs. And anecdotally we see people coming in
24 who are fixing up those houses and living in them
25 permanently.

1 MR. TURNBULL: That's good.

2 MR. LEWIS: It's a big change.

3 MR. TURNBULL: Yeah. My other -- the other
4 question I had was on the buses, the late-night bus.
5 You said it went to 3:00 a.m.? Any student can get
6 on and just come back to campus. If they're a little
7 bit too happy does that get --

8 MR. LEWIS: The bus drivers focus solely on
9 driving the bus.

10 MR. TURNBULL: Oh, good. I'm glad to hear
11 that. The other -- you talked about the portal for
12 transportation and how you can get to it. Are there
13 any of these portals or screens in any of the campus
14 buildings other than you have to go to your iPad or
15 your tablet or your iPhone? Is there anything in a
16 building that the student could look at to see?
17 Maybe some of the periphery buildings or --

18 MR. MOREY: Robin Morey. The answer is no.
19 Sorry. The answer is no, but one of the commitments
20 in the campus plan is to add additional resources to
21 put transit screens in various locations.

22 MR. TURNBULL: Oh, okay.

23 MR. MOREY: That the public and our faculty
24 and staff will be able to have access to that
25 information.

1 Additionally, we do have the next GUTS app
2 that tracks the motion of the buses where they are,
3 what time they're going to be there, and --

4 MR. TURNBULL: Yeah, I'm just thinking there
5 might be -- there's going to be occasions where
6 someone doesn't have their iPhone, iPad, or tablet,
7 or someone, or a visitor is there and wants to get
8 out and it would be good that some of the buildings
9 would have some kind of a screen or something. That
10 would be good. All right. Thank you.

11 And I think, those are all my questions.
12 Thank you.

13 CHAIRMAN HOOD: Any other questions or
14 comments up here?

15 MR. MILLER: Quick comment.

16 CHAIRMAN HOOD: Quick comment?

17 MR. MILLER: Yeah.

18 CHAIRMAN HOOD: No, I'm going to remind my
19 colleagues now, we don't want a kumbaya hearing to
20 have to go to a second night. Okay? All right.

21 MR. MILLER: No, I just wanted to continue
22 the academy awards theme of thanking all of you for
23 your hard work and continuing hard work and service
24 on behalf of the community in collaboration with the
25 university. It really is a model. So, thank you.

1 CHAIRMAN HOOD: Any other comments up here?
2 Okay. Let's do cross. Foxhall. I mean, I'm sorry,
3 ANC 3 -- well, you're probably just panelists.
4 Foxhall. Okay.

5 MR. DeWITTE: I have a statement from Bob
6 Avery to read for Foxhall Village.

7 CHAIRMAN HOOD: Yeah, at the appropriate
8 time. This right now is just cross from this panel.
9 I'm going to call this the ANC panel. Is that okay,
10 Mr. Lewis? Okay.

11 Burleith, you have any cross of this panel?
12 Okay. Ms. Khan? Okay. And Ms. Rome. Okay.

13 Thank you all very much. We appreciate your
14 comments.

15 What's the next order, Ms. Schellin?

16 MS. SCHELLIN: The parties in support.

17 CHAIRMAN HOOD: The parties in support.
18 Okay. The representatives of the parties in support,
19 if you can come forward? Representatives of the
20 parties in support.

21 Yeah, Ms. Schellin, how much time do they
22 get?

23 MS. SCHELLIN: In my understanding is that
24 they were only going to take 10 to 12 minutes all
25 together.

1 CHAIRMAN HOOD: Together, total? Okay.

2 MS. SCHELLIN: Yes. Total.

3 CHAIRMAN HOOD: Okay. And let me just see a
4 show of hands. How many people are going to be
5 testifying in support? Who are -- other than at the
6 table.

7 And how many people are going to be
8 testifying in opposition? Well, we don't have any
9 opposition.

10 Okay. So, we won't have to do a second
11 night. You're in support, right? You're undeclared.
12 Okay. Okay.

13 MS. SCHELLIN: There's only one name on the
14 witness list I declared.

15 CHAIRMAN HOOD: There's only one name on the
16 witness list. Okay. Right after this panel we'll
17 bring him up, and then we'll go to our government
18 witnesses.

19 Okay. Whoever wants to, Ms. Khan, or whoever
20 wants to get started, you may begin.

21 MS. KAHN: Good evening, Commissioners. My
22 name is Enushe Kahn, and I am the current president
23 of the Georgetown University Student Association,
24 also known as GUSA, which represents the entire
25 undergraduate student population.

1 As GUSA president I sit on the GCP Steering
2 Committee. Today GUSA stands here in support of this
3 proposed plan due to one, the consensus based
4 decision making process that led us to what is
5 presented before you. And two, the proposed
6 enhancements to student life on campus.

7 As a member of the Steering Committee, I can
8 speak first-hand to the fact that students were
9 consistently engaged throughout the plan's drafting
10 process, unlike the 2010 campus plan where students
11 were not adequately included in the process, and
12 ultimately student input and interest was neglected,
13 leading to many negative implications for student
14 life.

15 However, this time we can say that the
16 process leading to this proposed plan has been one of
17 collaboration between the students, the university,
18 and the neighborhood. We are happy to say that the
19 student voice has been heard and represented.

20 Of great importance to the undergraduate
21 student body in this plan is the undergraduate
22 student housing commitment. In order to meet the bed
23 count requirement of the 2010 campus plan, the
24 building of additional housing facilities on campus
25 sacrificed critical investments needed for

1 maintenance and renovations for existing on-campus
2 housing. Essentially the building of 385 beds has
3 left already existing housing in optimal state.

4 The proposed plan here in front of you today
5 emphasizes the need for attractive on-campus housing
6 and prioritizing housing renovations that are long
7 overdue. The students are encouraged by this new
8 phase in student housing where quality is a priority.
9 The emphasis of improving existing facilities in
10 order for additional students to choose to live on
11 campus, rather than prioritizing the building of new
12 beds that divert funds needed for existing facilities
13 that students want, do not want to live in currently,
14 is crucial. This is why we support this plan. Most
15 undergraduate students live on campus and therefore
16 the quality of student housing greatly impacts and
17 shapes our experience over the four years that we
18 spend at Georgetown.

19 Another component to this plan of interest to
20 students is the proposed student life corridor, which
21 we believe will truly enhance the on-campus
22 experience. We believe this corridor will greatly
23 enhance space needed for student activity. Also,
24 students today continue to advocate for additional
25 green space on campus to support outdoor activity and

1 enhance the campus's overall aesthetic, which we
2 believe this campus -- this proposed plan does
3 address.

4 Finally, with the recent addition of a
5 student co-chair to the student safety and life
6 working group in the GCP, we believe that students
7 will continue to be engaged in the implementation of
8 this proposed plan.

9 Part of what is great about this plan and why
10 we are in support of it, is the fact that the
11 neighbors and the students were able to find shared
12 interests. Not too long ago we took some of the
13 neighbors around some of our campus facilities and
14 showed them the residential dorms and apartments that
15 we felt were suboptimal, and the neighbors agreed
16 that something needed to be done.

17 Moving forward we hope that students, the
18 university, and neighbors continue to engage as equal
19 partners. Thank you.

20 CHAIRMAN HOOD: Thank you. Next.

21 MS. BELL: Chairman, excuse me. Chairman
22 Hood and Commissioners, I am Nan Bell, Vice President
23 of the Burleith Citizen's Association. Oh, sorry.
24 There it is.

25 I am Nan Bell, Vice President of the Burleith

1 Citizen's Association, and the representative of that
2 association to the Georgetown Community Partnership
3 and Steering Committee.

4 I appreciate the opportunity to testify today
5 in support of the 2017-2036 Georgetown University
6 Campus Plan.

7 Yogi Barra once said, "When you come to a
8 fork in the road, take it." In the instance of the
9 current GU campus plan, one fork would have led to
10 discord and failure, the signs of which this
11 Commission saw first-hand at our hearings in 2012.
12 But the other fork would have led to harmony and
13 success. Happily, the later has prevailed and will
14 hopefully continue to prevail upon approval by the
15 Zoning Commission of the 2017 Campus Plan.

16 And for the last several years, consensus
17 building discussions among Georgetown University
18 leaders, community neighbors, and students have
19 focused on ways to ensure continued commitments made
20 in the 2010 Campus Plan, including the critical
21 requirement of the university not becoming
22 objectionable to neighboring property due to noise,
23 traffic, numbers of students, or in other ways.

24 I believe that the productive conversations
25 within the Georgetown Community Partnership will lead

1 to an ongoing improved quality of life for us
2 residents and for students, both on campus and off
3 campus, to rigorous attention to transportation and
4 parking issues affecting the communities around the
5 university, and to a strong greener residential
6 campus that addresses the needs of the students who
7 live on campus, and indeed encourages them to live
8 there.

9 Importantly, this 2017 plan promises to
10 maintain the Georgetown Community Partnership, the
11 bedrock of improvements in neighborhood life to date
12 and hopefully into the future. During the lifetime
13 of this proposed 20-year endeavor, the GCP aims to
14 ensure positive monitoring and implementation of
15 programs that have already achieved significant
16 success for resident students and the university.

17 I believe that those achievements can be
18 assured by the continuation of this body's work and
19 through its oversight roll.

20 I would suggest that the favorable outcomes
21 attained by the GCP represent an enduring legacy for
22 the University and indeed promise for town-gown
23 relationships around the country. I have been
24 honored to be a part of this thoughtful, sometimes
25 lively, and always representative collaboration with

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1 committed colleagues, and I applaud the leaders of
2 Georgetown University for responding effectively to
3 the needs of its neighbors and our desire for an
4 improved quality of life.

5 And I did put in some specific examples of
6 success, but I'll just leave those for you all to
7 read. Save time.

8 CHAIRMAN HOOD: Thank you. Next.

9 MR. DeWITTE: My name is Conrad DeWitte. I'm
10 reading a testimony of Robert B. Avery, Board
11 President Foxhall Community Citizen's Association.

12 "My name is Robert Avery. I have been
13 elected President of the Board of the Foxhall
14 Community Citizen's Association, the FCCA, for the
15 past 10 years and have been the FCCA's representative
16 to the Georgetown University Community Partnership
17 for the last two."

18 "On November 14th, the FCCA was granted party
19 status in favor of the campus plan. I had intended
20 to present our position in person tonight but was
21 unavoidably called out of town. I have asked Conrad
22 DeWitte, Board Member of the FCCA for the last six
23 years, and a fellow member of the Georgetown
24 Community Partnership representing ANC 3D, to read my
25 remarks."

1 "The FCCA is a neighborhood association that
2 has represented the area immediately west of
3 Georgetown University and Glover Archibald Park since
4 1928. There are approximately 900 households in our
5 community. In 2010 our association twice voted
6 unanimously in open meetings to oppose Georgetown's
7 2010 campus plan and actively opposed it as a party
8 in opposition at the Zoning Commission hearings."

9 "Our association has shared the concerns of
10 other community organizations about off-campus
11 student behavior and the impact on traffic and
12 parking due to university expansion. But we were
13 particularly concerned about the university's plan
14 for a bus road on the western edge of campus
15 bordering Glover Archibald Park. We felt the noise
16 and exhaust from buses would fundamentally violate
17 the university's commitment to good stewardship of
18 the park, conveyed part of -- stewardship of the park
19 conveyed part of the deal with the Park Service to
20 obtain the land used for the university's Canal Road
21 entrance."

22 "In contrast, the FCCA just voted 35 to 2 in
23 an open meeting to support the university's current
24 20-year plan. The change in vote didn't happen
25 because the community changed its concerns, but

1 because the university significantly altered its
2 planning and campus design as part of the GCP. The
3 current proposal not only eliminates the proposed new
4 bus road, but commits the university to not using any
5 existing roads on the western edge of the campus for
6 bus traffic. Additional university commitments to
7 flat caps on undergraduate and graduate enrollment,
8 more undergraduate beds on campus, net reductions in
9 traffic from current levels, and a community friendly
10 construction plan for the hospital represent real
11 concessions to the community. Collectively, these
12 concession make the proposed plan much less likely to
13 have objectionable impact on the FCCA community. We
14 are happy to support it."

15 CHAIRMAN HOOD: Thank you very much. Before
16 I go to you, Mr. Avitabile, did you have any cross-
17 examination of the first panel? I forgot you. I'm
18 sorry. Okay. Thank you. Next.

19 MS. ROMM: Good evening, I'm Jennifer Altemus
20 Romm, the Vice President of the Citizen's Association
21 of Georgetown, the oldest civic association in
22 Washington, representing over 1,400 households in the
23 community.

24 I also serve as CAGS representative to the
25 Georgetown Community Partnership. I took part in

1 these proceedings during the 2010 campus plan
2 discussions and I'm thrilled to say, I think we got
3 it right.

4 As you know, D.C. Zoning Regulations require
5 that a college or university shall be located so that
6 it is not likely to become objectionable to
7 neighboring property because of noise, traffic,
8 number of students, or other objectionable
9 conditions. Some of the most significant
10 objectionable impacts we face are the result of off-
11 campus student life, home maintenance, trash, noise,
12 and parking issues.

13 These issues have been and continue to be
14 addressed collaboratively in the GCP by working
15 groups of committed interested parties, which include
16 students in the D.C. government.

17 In the last six years, our neighborhood has
18 seen a dramatic decrease in adverse impacts. Since
19 the last plan group houses are converting into
20 single-family homes, and the current plan's
21 commitment to moving an additional 224 undergrads out
22 of the neighborhood will help continue this trend.
23 The university's pledge to help find graduate student
24 housing out of the 2007 neighborhood is reassuring.

25 The trash patrols and pick-ups, the excellent

1 mandatory educational programs on the
2 responsibilities of neighborhood life, and the
3 follow-through with policy enforcement has changed
4 student culture. We are a community working
5 together. It is not us against them anymore.

6 Maintaining the current cap on undergrad
7 enrollment for the next 20 years is the right thing
8 to do for our community. The university's commitment
9 to a measured growth and graduate students from the
10 current level, combined with the new TDM measures and
11 the creative thinking of the GCP should mitigate any
12 adverse impacts.

13 The long-term vision of the university is to
14 be a living and learning community. More student
15 activities are being relocated to campus, and that
16 campus is becoming a safer and more inviting green
17 and pedestrian-friendly space.

18 MedStar has been an active participant in the
19 GCP, and based on many planning meetings we feel
20 confident that their new medical surgical pavilion
21 will be a real benefit to the community. We see our
22 efforts working. This new campus plan is the
23 continuation of our efforts. We ask that the Zoning
24 Commission allow this plan to move forward. Thank
25 you.

1 CHAIRMAN HOOD: Okay. Thank you all. Let's
2 see if we have any questions or comments from up
3 here. Questions or comments, anyone? Okay.

4 Mr. Avitabile, do you have any cross? Does
5 the ANC panel -- I mean, the ANC, Mr. Lewis, you have
6 any cross? Okay.

7 Thank you all very much. We appreciate you
8 coming down with your testimony.

9 Okay, let me do this because I do have
10 somebody who is undeclared, so if you can come
11 forward. Let me just call it like this. Anyone here
12 who wants to testify in support? Anyone here who
13 wants to testify in opposition? And anyone here
14 who's undeclared. So, you're it. Go ahead and
15 start.

16 MR. BRAY: [Speaking off mic.]

17 CHAIRMAN HOOD: I understand. I've been
18 there myself. So, give us a moment.

19 Okay, you may begin. Turn your mic on.
20 There we go.

21 MR. BRAY: I grew up in Foxhall Village. I
22 live there now, and I am a member of the Foxhall
23 Community Citizen's Association Board.

24 GU's campus plan proposal is huge, long-term,
25 and complicated with serious potential for

1 exacerbating congestion in the area and degrading
2 Glover Archibald National Park. The plan entails 1.3
3 million square feet of new buildings, including a
4 hospital wing and redevelopment on the park border.
5 One thousand, one hundred, twenty more full and part-
6 time university and hospital employees, an increase
7 to 9,684, boosted enrollment that will, in
8 significant part replace students relocated downtown
9 in 2013, expanded parking for shared car services and
10 electric vehicle charging stations, novel and arcane
11 provisions of the Georgetown Community Partnership
12 regarding how community challenges to plan changes
13 are to be handled, a new east/west road that is
14 expected to boost traffic at Gate 4 next to the park,
15 and add a light on Reservoir Road.

16 Gaps exist in the plan specifications that
17 make evaluation of impact difficult. For example,
18 employee counts do not include certain types of
19 workers. Certain types of students aren't counted
20 against the campus enrollment cap of more than
21 14,000. The plan doesn't specify how many shared car
22 and charging spaces will be added and doesn't count
23 those spaces against the 4,080 cap.

24 I ask that you require that the plan clarify
25 mitigation for plan elements that are bound to be

1 objectionable to neighbors and spell out
2 accountability for plan implementation and reporting
3 to the public about plan progress. Without these
4 measures the dramatic gains in GU neighbor relations
5 since the mire of 2010 are put at risk. Already a
6 benefit to the public natural resources that was
7 gained from the campus plan process five years ago,
8 is in jeopardy.

9 I testified here on June 6th, 2011, seeking
10 to stop GU's plan to turn its national park border
11 into a commuter bus throughway. GU had deeded to the
12 United States, a scenic easement along the border in
13 exchange for millions in federal money to expand its
14 Canal Road entrance. GU eventually withdrew its
15 throughway plan.

16 Now GU is back with a new plan to intensify
17 traffic against the northern third of the park
18 border. This is bound to further degrade the park
19 atmosphere and visitor sight lines. Border erosion
20 already is substantial. I ask that you require that
21 alternatives be sought that make expended use of Gate
22 4 unnecessary or unnoticeable.

23 As a GU fan I praise the plan's stated
24 interest in expanding green approaches of its own,
25 and devising on its own property. As a GU fan, I

1 hope it will take responsibility to do no harm to a
2 beautiful forest it had no hand in making and seems
3 obviously in our common interest to protect. Thank
4 you.

5 CHAIRMAN HOOD: Thank you.

6 MR. BRAY: If you have questions I'll be
7 happy to answer them. I'll take arrows.

8 CHAIRMAN HOOD: Okay. Thank you. Let's see
9 if we have any comments or questions. We don't have
10 any arrows, but we'll see if we have any comments or
11 questions up here.

12 Have you participated in the different
13 groups? Not necessarily the GCP, but have you
14 communicated in any like your ANC meetings or your
15 community meetings, or any different groups you have?

16 MR. BRAY: Yes.

17 CHAIRMAN HOOD: Have you voiced your concerns
18 there, and what were the result -- well.

19 MR. BRAY: Yes. Well, I'm somewhat concerned
20 about the way this has been handled in terms of
21 seeking out community concerns because obviously, you
22 know, I'm very concerned about the status of the park
23 and I do not think that that has been handled well.

24 CHAIRMAN HOOD: Okay. But I still think --

25 MR. BRAY: So, I --

1 CHAIRMAN HOOD: I still think, though, even
2 if moving forward, I still think there is some
3 collaboration that could be had. And I still think
4 that you can have a discussion with the different
5 groups. I don't think it's the end of the road. At
6 least that's what I perceive tonight, what I picked
7 up from what I heard.

8 MR. BRAY: I agree with you. And I'm very
9 happy to hear some of the comments that I was not
10 aware of previously about the university's approach.
11 What I have not heard is an affirmative statement on
12 the part of the university to its interest in
13 protecting the park.

14 As far as Gate 4 goes what they've said is
15 that any sighting, any increased use of Gate 4 will
16 be done in a way that is appropriate, takes
17 appropriate consideration of the park. What that
18 will be remains unknown to me, and perhaps to the
19 broader community as well. So --

20 CHAIRMAN HOOD: Do a number of other people
21 share your concerns or is it a small group, a big
22 group, or have you taken a poll? I'm not saying you
23 had to.

24 MR. BRAY: I have not taken a poll. There
25 are other people who share my concerns.

1 CHAIRMAN HOOD: But, I think --

2 MR. BRAY: But --

3 CHAIRMAN HOOD: Okay. I'm sorry. Go ahead.

4 MR. BRAY: Go ahead.

5 CHAIRMAN HOOD: I think though, what
6 Christopher Murphy and others who are there, I think
7 you -- I think collaboration will be had. And I'm
8 not sure what agreement, but I think there is still
9 open room for discussion, I believe. Am I correct?
10 Okay. I'm seeing some heads nod. Okay?

11 Yeah, I just think it's, from where we were
12 and where we've come, and I know there's a kumbaya,
13 but I always still know that there's some outstanding
14 issues that need to be resolved, but I believe that
15 that discussion will still be had.

16 MR. BRAY: The progress that's been made is
17 terrific. I happen to write a blog and I've
18 recognized that publicly, and in quite a lot of
19 detail. So --

20 CHAIRMAN HOOD: Okay.

21 MR. BRAY: We're night and day from where we
22 were.

23 CHAIRMAN HOOD: Okay. I just didn't want you
24 to think that your concerns still were being
25 disregarded, especially not by us, and I'm sure not

1 by the university. And I'm seeing heads nod, so when
2 I see heads nod, most of the time when I say stuff
3 and I don't see anything nodding, I have to push a
4 little more.

5 MR. BRAY: Yeah, okay.

6 CHAIRMAN HOOD: Okay. So, I think some of
7 those could be worked out. We might not get it all
8 the way, but I think there could be a consensus
9 there, a collaboration. I really do.

10 Okay. Any other questions or comments up
11 here? Okay. Thank you.

12 Oh, hold on. Let me see, any cross from
13 anybody? Okay. Thank you all very much, and we
14 appreciate you coming down. Thank you.

15 Okay. Let's go to the Office of Planning,
16 District Department of Transportation.

17 MS. STEINGASSER: Yes. Thank you, Chairman
18 Hood, Commissioners. Office of Planning is very
19 happy to add our voice and applause to the work of
20 the GCP to reach this consensus plan. And we agree
21 with you that it will serve as a model for other
22 institutions as they work towards also reaching
23 agreement and consensus.

24 We're very happy to recommend approval of the
25 campus plan. We recommend approval subject to the

1 conditions that are summarized in our report and
2 listed in Exhibit 9, which is the campus plan, Tab
3 FF. And we have no objection to the flexibility
4 requested subject to the conditions that are stated
5 in that report, which is that there be consensus from
6 the GCP on a case-by-case basis of those cases that
7 would be getting a waiver from the further
8 processing.

9 With that, we're happy to answer any
10 questions.

11 CHAIRMAN HOOD: Okay. Let's go to DDOT. Mr.
12 Westrom. Thank you, Ms. Steingasser.

13 MR. WESTROM: Thank you. Good evening,
14 Commissioner Hood and Commissioners, and as well,
15 good evening to the community. I'm Ryan Westrom from
16 the District Department of Transportation and as has
17 been outlined by so many people tonight, we are
18 pleased to report that the applicant, as well as so
19 many of you here, has worked closely with us to
20 ensure that the appropriate comprehensive
21 transportation review has been conducted with this
22 project.

23 As part of those conversations, agreements on
24 many items were reached, which DDOT will not
25 highlight further for the sake of time but is very

1 appreciative for.

2 We certainly acknowledge the great consensus
3 that has been reached with the community, and the GCP
4 is truly laudable and we believe has been essential
5 for moving the plan forward. As one of the
6 presenters in the ANC presentation said, there has
7 been a lot of good progress and it's been fun to
8 watch that from our vantage point.

9 Perhaps we are outliers as it kind of has
10 come out a little bit tonight in some regard, as we
11 haven't had the chance to reach final resolution on
12 all of the details of the plan that we sought. But
13 our aim is to get every one of those details right
14 and perhaps some of these are still nuanced bits and
15 hopefully we can work towards clarifying those
16 matters. Our hope is to provide multi-modal
17 connectivity for this campus that provides low-impact
18 transportation opportunities for all users.

19 And I believe our vision is very much in
20 jiving with the vision that has been set forth by the
21 applicant. Noted, a vision that we share that they
22 highlighted throughout their presentation of
23 sustainability embedded in their core, to be a bike-
24 friendly campus. I would urge you to shoot for not
25 just Bronze, but Gold in terms of bike friendliness,

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1 and to create and upgrade their green and open
2 spaces. And I believe that those are the elements
3 that we want to continue to work towards, making sure
4 we get every detail right.

5 With that in mind, I would like to clarify a
6 couple of the outstanding items so we can look
7 directly at them. First, DDOT has asked for the
8 following bike and pedestrian accommodations to be
9 included within the 20-year timeframe of the plan,
10 and the applicant has not yet committed to doing so.

11 These include first the improvements at
12 Healey Circle. And as the applicant noted, they
13 agree that this is something that is sorely needed.
14 The existing accommodations there do not highlight
15 the non-auto emphasis that we believe is possible,
16 and we believe that upgrading that pedestrian
17 infrastructure would add value to the campus life.
18 And don't believe that that's something that is too
19 much to ask within a 20-year timeframe of a plan.

20 Then, additionally we've noted the connection
21 to the potential future Palisades Trolley Trail, and
22 I would note that it's not just to the trolley trail.
23 It would also allow the possibility of going to the
24 Capitol Crescent.

25 But I would also clarify, this is not

1 intended to be a commuting route connection. The
2 idea is for people who are on the campus to be able
3 to get to these trails and back and forth. There are
4 professors, there are students, graduate students
5 especially, who want to bike to campus. And without
6 a connection to these trails there isn't a way to get
7 back and forth to the campus, and that is exactly
8 what we thought.

9 And again, we don't believe it's unreasonable
10 to ask for a commitment to build out to their
11 property line if that trail came to fruition within
12 the lifespan of this plan.

13 Additionally, the requested north/south
14 pedestrian connection at the western edge of campus
15 has not been included. In this case, DDOT would be
16 comfortable with only a commitment to a feasibility
17 assessment with construction, if it's deemed
18 feasible. But we do believe this is an important
19 connection to explore and part of, I think, the
20 concern is that we don't have a good idea what
21 exactly that would look like. And again, we think
22 that within the 20-year lifespan of this particular
23 plan, it would make sense to explore whether that
24 makes sense. Especially with the addition of the
25 replacement for Yates, right in that proximate area

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1 where we could anticipate the potential for future
2 desired increases in pedestrian traversal.

3 Then second, DDOT would highlight the
4 language proposed for commitments should the
5 performance targets for trip generation not be met.
6 Obviously, the applicant noted that they've updated
7 the language and given it to us today, and I think
8 we're making really good progress.

9 We do believe, however, it is reasonable to
10 require slightly more structure within the proposed
11 conditions as modified TDM strategies are considered,
12 should they be necessary due to unmet targets. DDOT
13 seeks to ensure that appropriately stringent measures
14 are applied to ensure that the performance target
15 goals are met. And I think that we believe that we
16 could reach resolution on that language with the
17 applicant. We're, again, I think getting very close.

18 So, pending resolution of these additional
19 conditions, DDOT has no objection to the requested
20 plan update and looks forward to continuing to work
21 with the applicant during further processing, and I
22 would be happy to take any questions on these
23 matters. Thank you.

24 CHAIRMAN HOOD: Okay. Thank you both, Office
25 of Planning and DDOT. Let's see if we have any

1 questions or comments. Commissioner Shapiro?

2 MR. SHAPIRO: Yeah, is there a -- I didn't
3 see, I haven't looked at it, but is there a
4 projection for the amount of projected volume on the
5 potential trolley trail?

6 MR. WESTROM: The trail is just now in its
7 exploratory time. So, we don't have yet a projected
8 volume. And it's really too early to tell. And in
9 fact, it's not even assured that the trail will
10 happen within the timeframe of this plan. It's
11 something that we are actively exploring at this
12 juncture, and we note the caveat that if the trail
13 doesn't happen, it doesn't make sense for there to be
14 a connection made. But if it were to happen, we
15 believe it makes great sense.

16 MR. SHAPIRO: For what it's worth, as I'm
17 reflecting on it, that feels like the exact language
18 that I heard from the GCP.

19 MR. WESTROM: It's very similar. So, I think
20 they are committing to exploring a connection, and we
21 are asking that if the trolley trail happens that a
22 connection would be provided.

23 MR. SHAPIRO: Thank you. Thank you, Mr.
24 Chair.

25 CHAIRMAN HOOD: Any other questions or

1 comments up here? Mr. Turnbull.

2 MR. TURNBULL: Yeah, Mr. Chair. I guess the
3 one I have, on requested flexibility. The one thing
4 I'm concerned more about is the penthouse
5 flexibility. I mean, I understand it's going to go
6 back to the Old Georgetown Board, but they're going
7 to look at it from an architectural standpoint, not
8 from a zoning standpoint, setbacks. I would rather
9 have this be a consent calendar item. In fact, maybe
10 all these zoning issues. In fact, that's an option
11 is to make them consent calendar items, rather than
12 just having to go back to another body who had
13 nothing to do with setting down the campus plan.
14 That's my, just feeling, that it should come back to
15 us as a consent calendar item. Especially the
16 penthouse issue.

17 But, I'm only one, so.

18 CHAIRMAN HOOD: Well, I actually agree.
19 Anything I think we deal with, and I've said this in
20 other instances that I believe that this Commission,
21 we make the decisions so I don't understand why it
22 goes somewhere else. I agree with that. I'm not
23 sure where everybody else is. It looks like we at
24 least have three. Anybody else, Commissioner May?

25 MR. MAY: Yeah, I wanted to raise this issue

1 too and I actually wanted to ask the Office of
2 Planning to clarify whether they were comfortable
3 allowing this flexibility on further processing, both
4 having to do with the expansions of those modest
5 expansions to some of the existing buildings, and
6 then also the penthouse issue.

7 MS. STEINGASSER: We are comfortable and
8 we're comfortable because of the conditions attached
9 to it which has to do with the GCP having to be in
10 concurrence with each individual application. We did
11 not read it to imply that there was any zoning
12 variances included. Old Georgetown Board looks at it
13 only for design, you're correct. But we would not
14 support anything that implied that there -- or had
15 embedded in it, variances or special exception
16 relief.

17 MR. MAY: So, based on that, I mean, I think
18 the notion that if they wanted to do something with
19 penthouses that would otherwise be matter of right.
20 In other words, it meets all setbacks and all the
21 other conditions for heights of structure and all
22 that sort of stuff. I mean, it's not an unreasonable
23 proposal.

24 I think I, you know, the concern that I had
25 was that this is -- to grant this sort of broad

1 relief prospectively is potentially problematic or,
2 you know, I might have a concern about setting
3 precedent for something like this for other campus
4 plans. Do you have that concern?

5 MS. STEINGASSER: We always have concern
6 about precedent that's being set and how it's then
7 interpreted in other unforeseen cases. We would
8 review that flexibility that any other university or
9 major phased project would request differently. But
10 if the Commission is more comfortable, a consent
11 calendar option was provided by the applicant and we
12 would have absolutely no objection to that path at
13 this point.

14 MR. MAY: Okay. Then I thought I had a
15 question for DDOT. Give me one sec.

16 Oh, I know what it was. Having to do with
17 the north/south connection on the west side. Are you
18 talking about something that would be alongside the
19 park? That far over? Because --

20 MR. WESTROM: That is where we're talking
21 about generally. Exactly how adjacent to the park it
22 is, again, we don't even know what would fit there.

23 MR. MAY: Right.

24 MR. WESTROM: But generally, that's a missing
25 link. It's a north/south additional link.

1 MR. MAY: Right. And you think --

2 MR. WESTROM: And we believe it makes sense.

3 MR. MAY: But you think that what they have
4 been implementing is insufficient? I mean, I forget
5 what they call it but they had a name for that spine
6 that they were trying to do toward the west side.
7 And you think that's insufficient?

8 MR. WESTROM: I believe that it makes -- it's
9 a great feature. We think that an additional
10 alternative route would make it better. Whether it's
11 insufficient.

12 MR. MAY: Yeah.

13 MR. WESTROM: I think you're probably right.
14 Perhaps it's sufficient.

15 MR. MAY: Yeah. I have a hard time
16 understanding the push for that. I mean, if this is
17 something that were to come up, you know, further
18 along it might make more sense. I mean, I'm nervous
19 about pushing anything that advocates more
20 development closer to the park, particularly when
21 they're talking about actually reducing the density
22 of development alongside the park with elimination of
23 the Yates building.

24 So, anyway, I guess I'm venturing into
25 deliberation. I shouldn't do that.

1 CHAIRMAN HOOD: Okay. Any other questions or
2 comments? Okay. Thank you all, Office of Planning
3 and DDOT.

4 Ms. Schellin, as has already been noted, in
5 the campus plan we only had one vote. Okay. So,
6 there are some things that we need to work on, Mr.
7 Avitabile. Oh, that's right. Do you have a -- does
8 anybody have any cross? Anybody? Any groups, ANC,
9 any of the groups? Applicant, any cross of Office of
10 Planning or DDOT? Okay.

11 You get a closing, don't you? Okay. Come
12 forward.

13 You know, we just wrote new rules so I don't
14 know what happens now.

15 MR. AVITABILE: I think we threw out the rule
16 book with this one anyway, so, that's okay.

17 I don't know that we have much to offer on
18 rebuttal or on closing because almost all the issues
19 are addressed. There's just a couple of these items
20 out there.

21 On the issue of the flexibility, I think the
22 university, we proposed doing the -- providing those
23 items to you all as a consent calendar item,
24 essentially to give you a chance to look and make
25 sure you're comfortable. I think that makes sense.

1 Penthouses right now, for example, for a PUD, that's
2 how it works as a consent calendar item. We're
3 basically looking for the same treatment. I think it
4 makes sense for the housing renovations as well. You
5 know, the idea is for the university not to have to
6 incur the time and cost of coming to the Zoning
7 Commission for something that everyone is going to be
8 aligned on and is relatively minor.

9 If we were doing a major renovation of one of
10 those buildings that, you know, tearing it down and
11 rebuilding it or substantial additions, that of
12 course would warrant a further processing case and we
13 would come in for that.

14 I think briefly -- I mean, so basically what
15 we're left with are three pedestrian or bike
16 improvements where the disagreement is -- well, one
17 the disagreement is whether it's necessary. And on
18 the other two it's the level of the university's
19 commitment at this time. And then we're left with
20 discussion about the extent to which DDOT would have
21 approval or greater structure as I think Ryan put it,
22 over the type of TDM measures we put into place.
23 That's literally all that's open.

24 I mean, I think as far as the western
25 perimeter road, I think the commissioners, I think

1 you understand. We're proposing this new major
2 north/south spine, the student life corridor, right
3 down the center of campus. Then, we're enhancing
4 West Road and the east/west road, and coming up to
5 Gate 4, so that provides an additional pedestrian
6 link on the western portion of campus, proximate to
7 the various uses along there. What this additional
8 western perimeter pedestrian path would do is really
9 just serve as an additional pathway through the
10 campus, but it doesn't really serve much over there.
11 It's costly, it's unnecessary, and as our neighbors
12 at ANC 3D and Foxhall reminded us, there's a lot of
13 concern over what happens on that edge of campus.

14 So, I think it's just not something that we
15 could even commit to explore at this time simply
16 because it's fraught with issues. We'd have to work
17 through that and even looking at something like that
18 through the GCP, just as we have with all the other
19 issues that allowed us to get here, where we are
20 tonight.

21 On the Healey Circle improvements, as we said
22 it, they're -- we agree that it would be great if we
23 could do it. It's a funding issue. And here in
24 particular because it would have to be funded through
25 philanthropy. And we just don't know that that money

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1 is available and will be available over the next 20
2 years.

3 It's certainly conceivable it would be, but
4 given that that entrance already functions quite well
5 as a pedestrian pathway, it's not like vehicles can
6 come in. There are obstructions that keep that from
7 happening, except in the case of special events.

8 This is something that would be nice to see,
9 but it's in no way necessary. So, I don't know that
10 there's a need for the university to have to commit
11 to do something. You're kind of fixing a problem
12 that's not there. It's largely aesthetic in nature.

13 And then as far as the Palisades Trolley
14 Trail connection, I think again, you heard from the
15 GCP, their concern about, even if the intent is
16 solely to provide this connection for people to get
17 from the campus to the trails, and I think that's a
18 great idea, if it has the potential to create that
19 through traffic that's something that would impact
20 both the university and in particular West
21 Georgetown, though also potentially Foxhall uphill
22 the other way. And that's something that we all need
23 to look at together. So, that's why at this point we
24 can agree to look at it. We're happy to look at it,
25 but we can't agree -- we can't say, oh, we'll make

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1 the connection because that gets us into hot water
2 with our partners, potentially. So, we need to look
3 at it thoughtfully. So, that's why we can't agree to
4 that.

5 So, I mean, we could certainly take another
6 look at these items again. I don't know that our
7 position would necessarily change any further from
8 where we are now, but so from my perspective I think
9 this could very well be teed up to move forward
10 without a lot of further consideration, but I know
11 the hour is late, so I wouldn't push much further on
12 that point.

13 The only -- the last item I would request,
14 since we don't have any opposition, if the university
15 could request a summary order in this case so that we
16 could basically -- that's what we essentially did
17 with the last campus plan. It was a very short order
18 that just reiterated the process and just focused on
19 the conditions. We'd certainly ask you to consider
20 that option. Thank you.

21 CHAIRMAN HOOD: Colleagues, let me -- any
22 other follow-up questions for Mr. Avitabile?

23 All right. I'm not sure how everyone feels.
24 I'm not sure how everyone feels.

25 MR. TURNBULL: Well, Mr. Chair --

1 CHAIRMAN HOOD: Hold on for one second.

2 MR. TURNBULL: Okay.

3 CHAIRMAN HOOD: Hold on. I'm not sure how
4 everyone feels as far as moving forward this evening.
5 I know where I am, and as Mr. Avitabile said, I think
6 there's been a lot of accomplishment and I'm sure
7 that the things that were mentioned tonight can be
8 worked on. I have a very good comfort level of
9 moving forward, but let me open it up for discussion
10 and this is only one vote.

11 Vice Chair, let me go to Mr. Turnbull first
12 and then go to Vice Chair.

13 MR. TURNBULL: Well, I guess my question is
14 based upon the consent calendar items. Does any
15 language have to be changed and what it -- I mean,
16 you offer it as an option but --

17 MR. AVITABILE: Well, I think what we could
18 do in -- you know, we typically, we can revise --
19 we'll have to draft a summary order at least with the
20 conditions --

21 MR. TURNBULL: Right.

22 MR. AVITABILE: -- so you could take action
23 on the condition that the conditions related to the
24 university's flexibility on those three areas have
25 the consent calendar language and not allow those to

1 proceed as a matter of right.

2 MR. TURNBULL: Okay. Is there anything,
3 then, from the Department of Transportation that we
4 need to change or are we --

5 MR. AVITABILE: So, those conditions, we
6 integrated a number of changes.

7 MR. TURNBULL: In what you gave us tonight.

8 MR. AVITABILE: In what we gave you tonight.

9 MR. TURNBULL: Right.

10 MR. AVITABILE: And I should note that we did
11 give DDOT, as well as the GCP members, a chance to
12 review that and issue their comments. And what you
13 received integrated some feedback from DDOT. The
14 only four areas I think where we didn't integrate
15 their feedback were the four areas we've been talking
16 about. So, that's a substantive, either it's in or
17 it's out.

18 But if you were to decide that those issues
19 don't need to be addressed, the conditions you have
20 before you are sufficient and reflect, otherwise,
21 where everyone is.

22 MR. TURNBULL: Okay.

23 CHAIRMAN HOOD: Okay. Vice Chair.

24 MR. MILLER: Thank you, Mr. Chairman. I'm
25 comfortable with moving forward with the caveat that

1 the consent calendar -- that the items requested for
2 flexibility be consent calendar items in the future.
3 I really think that this has been an incredible
4 collaborative process with the community and the
5 Georgetown Community Partnership, all the work that
6 the Office of Planning did early on. So, it just, I
7 think collaboration should be rewarded.

8 CHAIRMAN HOOD: All right. Commissioner
9 Shapiro?

10 MR. SHAPIRO: I would just, I would join with
11 the comments of Vice Chair Miller.

12 CHAIRMAN HOOD: Okay. Anybody else?
13 Commissioner May? Anybody? Commissioner May?

14 MR. MAY: Yeah, I think I'm okay with moving
15 forward with the change to the consent calendar. And
16 in terms of the DDOT changes, you know, it's
17 unfortunate that we get to this point and not
18 everything has been worked out between, you know,
19 with DDOT. But I don't think that there are any
20 showstoppers for me among the issues that DDOT is
21 still pushing for. I think those are things that can
22 we -- we can continue to address over the life of the
23 plan with further processing actions and so on.

24 MR. AVITABILE: And I just want to add,
25 that's not for a lack of effort on anyone's part.

1 This is --

2 CHAIRMAN HOOD: Mr. Avitabile --

3 MR. MAY: Don't.

4 MR. AVITABILE: Sorry.

5 CHAIRMAN HOOD: Mr. Avitabile.

6 MR. MAY: It's okay.

7 CHAIRMAN HOOD: You were going on --

8 MR. AVITABILE: I was just going to, I was
9 going to praise DDOT. That was all.

10 CHAIRMAN HOOD: You're doing all right. And
11 what gives me the comfort level is also what Chairman
12 Lewis mentioned when he talked about the DDOT issues
13 that were raised. So, I feel good about moving
14 forward. So, Mr. Avitabile, do you want to say
15 anything else, or do you want to leave it alone? Let
16 me encourage you like my former colleague. Okay.

17 All right. Somebody like to make a motion?

18 MR. MILLER: Mr. Chairman, I would move that
19 the Zoning Commission approve Case No. 16-18,
20 Georgetown University Campus Plan 2017 to 2036 with
21 the caveats that we've discussed, and ask for a
22 second.

23 MR. SHAPIRO: Second.

24 CHAIRMAN HOOD: Okay. It's been moved and
25 properly seconded. Any further discussion?

1 MR. MAY: Yeah, Mr. Chairman, I just want to
2 note that I'm guessing this is probably going to be
3 the last Georgetown Campus plan that I ever have the
4 pleasure of voting on.

5 CHAIRMAN HOOD: I think it's going to be a
6 number of us that are going to be in that realm of
7 things. Yeah. So, okay. Any further discussion?

8 MR. MAY: Two is enough, I guess. Right?

9 CHAIRMAN HOOD: Any further discussion?

10 [Vote taken.]

11 CHAIRMAN HOOD: Ms. Schellin, would you
12 record the vote?

13 MS. SCHELLIN: Yes. Staff records the vote
14 five to zero to zero to approve final action in
15 Zoning Commission Case No. 16-18, Commissioner Miller
16 moving, Commissioner Shapiro seconding, Commissioners
17 Hood, May, and Turnbull in support, and the applicant
18 will issue a, or provide a draft summary order.

19 CHAIRMAN HOOD: Okay.

20 MS. SCHELLIN: With the changes discussed
21 this evening.

22 CHAIRMAN HOOD: Right. Ms. Schellin, do we
23 have anything else tonight?

24 MS. SCHELLIN: Nothing.

25 CHAIRMAN HOOD: I want to thank everyone for

1 their tremendously hard work, and with that this
2 campus plan -- you will get some more work from other
3 people, other universities in the city. Trust me on
4 that.

5 And with that, this campus plan hearing is
6 adjourned. Thank you.

7 [Hearing adjourned at 10:15 p.m.]

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