

GOVERNMENT OF
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

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PUBLIC HEARING

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 IN THE MATTER OF: :
 :
 JBG/6th Street Associates, LLC : Case No.
 & Gallaudet University, : 15-24B
 2nd-Stage PUD; Consolidated :
 PUD and Related Map Amendment :
 from RF-1 to C-3-A; & 1st - :
 PUD Modification of :
 Significance (Square 3591, :
 Lots 4 and 6; Parcels 129/170, :
 129/103, and Portion of Parcel:
 141/69) - Ward 5. :
 :
 Gallaudet University, : Case No.
 Amendment to Campus Plan : 12-15C
 (Square 3593, Lots 4 & 6) - :
 Ward 5. :
 -----:

THURSDAY

NOVEMBER 4, 2021

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The Public Hearing of Case Nos. 15-24B and 12-15C by the District of Columbia Zoning Commission convened via videoconference at 4:00 p.m. EDT, Anthony J. Hood, Chairperson, presiding.

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ZONING COMMISSION MEMBERS PRESENT:

ANTHONY J. HOOD, Chairman
ROBERT MILLER, Vice Chairperson
PETER SHAPIRO, Commissioner
PETER MAY, Commissioner
JOSEPH IMAMURA, Commissioner

OFFICE OF ZONING STAFF PRESENT:

SHARON SCHELLIN, Secretary
PAUL YOUNG, Zoning Data Specialist

OFFICE OF PLANNING STAFF PRESENT:

BRANDICE ELLIOTT
JENNIFER STEINGASSER
STEPHEN MORDFIN

OFFICE OF ZONING LEGAL DIVISION STAFF PRESENT:

HILLARY LOVICK, ESQ.
JACOB RITTIG, ESQ.

The transcript constitutes the minutes from the
Public Hearing held on November 4, 2021.

T-A-B-L-E O-F C-O-N-T-E-N-T-S

OPENING STATEMENT:
 Anthony Hood 4

PRESENTATION:
 Case Number: 15-24B, JBG/6th Street Associates, LLC &
 Gallaudet University, 2nd-Stage PUD; Consolidated PUD
 and Related Map Amendment from RF-1 to C-3-A; & 1st
 PUD Modification of Significance (Square 3591, Lots 4
 and 6; Parcels 129/170, 129/103, and Portion of
 Parcel 141/69) - Ward 5 17

COMMENTS AND QUESTIONS:
 Commissioners 57

PRESENTATION:
 Case Number: 12-15C - Gallaudet University, Amendment to
 Campus Plan at Square 3593, Lots 4 & 6 - Ward 5 . . . 111

COMMENTS AND QUESTIONS:
 Commissioners 127

ADJOURN:
 Anthony Hood 153

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

(4:01 p.m.)

CHAIRPERSON HOOD: Good afternoon, ladies and gentlemen. Today's date is November the 4th, 2021. We are convening and broadcasting this public hearing by video conferencing. My name is Anthony hood, and I am joined by Vice Chair Miller, soon to be joined by Commissioner Shapiro, Commissioner May and Commissioner Imamura. We're also joined by the Office of Zoning staff, Ms. Sharon Schellin, as well as Mr. Paul Young.

Let me stop here in the opening statement, and just mention that Mr. Paul Young's birthday is today, and we want to wish him a happy birthday, as well as Ms. Sharon Schellin, her birthday is Wednesday. And they both have worked tirelessly for us and have done an excellent job especially -- they do an excellent job in person, and they do an excellent job virtually. So we want to thank both of them and wish them a very joyous and happy birthday and many, many more. So I wanted to stop and do that because I know we don't meet for Ms. Schellin's birthday before her birthday. So you both enjoy yourselves on behalf of the Commission and thanks for all you both do.

VICE CHAIR MILLER: And I second that motion.

CHAIRPERSON HOOD: Okay. I'm sure we got full agreement on that. We don't have a split decision.

All right. I would ask all others to introduce themselves at the appropriate time.

1 Also, we have Mr. Rittig, who's from the Office of
2 Zoning Legal Division, who's our counsel, joining us.

3 The virtual public hearing notice is available on the
4 Office of Zoning's website. This proceeding is being recorded
5 by a court reporter and the platforms used are webcast live,
6 Webex and YouTube Live. The video will be available on the Office
7 of Zoning's website after the hearing. All persons planning to
8 testify should have signed up in advance and will be called by
9 name at the appropriate time.

10 At the time of sign-up, all participants will complete
11 the oath or affirmation required by Subtitle Z, 408.7.
12 Accordingly, all those listening on Webex or by phone will be
13 muted during the hearing, and only those who have signed up to
14 participate or testify will be unmuted at the appropriate time.
15 When called, please state your name and home address before
16 providing your testimony. When you are finished speaking, please
17 mute your audio. If you experience difficulty accessing Webex
18 or with your telephone call-in, or have not signed up, then please
19 call our OZ hotline number at 202-727-5471. If you wish to file
20 a written testimony or additional supporting documents during the
21 hearing, then please be prepared to describe and discuss it at
22 the time of your testimony.

23 The subject of our first case tonight is Zoning
24 Commission Case No. 15-24B., This is JBG/6th Street Associates,
25 LLC and Gallaudet University, second-stage PUD -- consolidated

1 PUD and related map amendment and first-stage PUD modification
2 of significance at Squares 3591, Lots 4 and 6; parcels 129/70,
3 129/103, and a portion of parcel 141/69.

4 The hearing will be conducted in accordance with
5 provisions of 11-Z DCMR, Chapter 4 as follows: preliminary
6 matters; applicant's case; we have the report of the Office of
7 Planning and District Department of Transportation; report of
8 other government agencies; report of the ANC -- we have two
9 involved in this case, I know 5D is one; testimony of
10 organizations, five minutes and individuals, three minutes. And
11 we will hear in the following order from those who are in support,
12 opposition and undeclared, and then we'll have rebuttal and
13 closing by the applicant.

14 Again, the OZ hotline number is 202-727-5471 for any
15 concerns during these proceedings. And we also have an
16 interpreter. Ms. Schellin, I'm sure if we're not speaking slowly
17 or correctly or whatever we need to do, I would ask you to help
18 us to make that adjustment as we proceed.

19 Okay. At this time, the Commission will consider any
20 preliminary matters. Does the staff have any preliminary
21 matters? I believe the other ANC is 6C; I think I'm correct on
22 that.

23 All right. Ms. Schellin, any preliminary matters?

24 MS. SCHELLIN: Yes. We will have a second interpreter,
25 as Tiffany Taylor. I see she just got here. And I think that

1 | they will trade off, so whenever one is not interpreting, she may
2 | have her camera off, but they will both be on screen. I think
3 | that they will take turns swapping out. So for -- there's no
4 | party status request, but we have some proffered experts. It's
5 | always easier to go with the ones that have previously been
6 | accepted; Erwin Andres in civil engineering at Gorove Slade and
7 | David Seiter. He was previously accepted in landscape architect
8 | texture. We would the Commission to consider accepting them in
9 | this case.

10 | CHAIRPERSON HOOD: Okay. Commissioners, any objections
11 | or questions of those -- any change in our current status of
12 | those who we've already accepted?

13 | (No audible response.)

14 | CHAIRPERSON HOOD: Okay.

15 | MS. SCHELLIN: Okay.

16 | CHAIRPERSON HOOD: Ms. Schellin, anything else?

17 | MS. SCHELLIN: Then we have Morris Adjmi -- I'm not
18 | sure how to pronounce it -- in architecture. All resumes are at
19 | Exhibit 16D. We have Alastair Hall in architecture and Kirsten
20 | Murray in architecture. Again, all at 16D.

21 | CHAIRPERSON HOOD: Okay. Commissioners, we have a
22 | number of architects who are asking to be proffered. I will lean
23 | to my colleagues to see if there any discussion, any questions,
24 | or are we fine with everyone. And again, Ms. Schellin has
25 | mentioned they're in 16D, I believe.

1 (No audible response.)

2 CHAIRPERSON HOOD: Give us a moment, Ms.
3 (indiscernible).

4 COMMISSIONER MAY: I don't have any objections but, I
5 mean, how many architects are we actually going to be hearing
6 from? Are they all part of the presentation?

7 CHAIRPERSON HOOD: I believe so. We can probably bring
8 -- is Ms. Roddy available to come up and answer that question,
9 because that was my -- I had the same question.

10 MS. SCHELLIN: Yeah. We need to put that back in our
11 report of who their witnesses are. We'll have that put back in
12 the report.

13 CHAIRPERSON HOOD: Okay.

14 Ms. Roddy, could you help us out? Please introduce
15 yourself and you may be help us up?

16 MS. RODDY: All right. Christine Roddy with Goulston
17 & Storrs. And the -- we do intend to have the architects testify
18 this evening. I just wanted to provide some clarification.
19 Morris Adjmi will be testifying in the future case. We do have
20 Lucas Posada, who is available here this evening, and we have
21 submitted his resume at Exhibit 26E. David Seiter will not be
22 testifying this evening. It will be a Zenobia Meckley, and her
23 resume is submitted at Exhibit 32. We have different architecture
24 teams for each of the parcels and that's the explanation for why
25 there are so many of them this evening.

1 COMMISSIONER MAY: But today, it's -- we're doing stage
2 one of the campus plan, right, so --

3 MS. RODDY: That is correct. And I understand it is a
4 first-stage application, but I use -- the individuals have
5 designed the buildings and will be able to better inform what the
6 massing changes have been to the first stage and so that's the
7 rationale.

8 COMMISSIONER MAY: Okay. But one of the ones that Ms.
9 Schellin just mentioned, Morris Adjmi is not going to be tonight,
10 right?

11 MS. RODDY: He is not testifying this evening, but
12 Lucas Posada.

13 COMMISSIONER MAY: Got it. And Lucas Posada is a new
14 one. And what's the other one, Seiter, he's also not? But he
15 was previously qualified, right?

16 MS. SCHELLIN: Right. But he is not testifying, she
17 said, tonight.

18 COMMISSIONER MAY: Okay. So, I mean, that one doesn't
19 really matter. He's previously testified. I mean, I just --
20 it's a lot to keep straight. I don't have any objections to the
21 ones who were testifying tonight being admitted as experts in the
22 case tonight. But if they're not going to testify, I mean,
23 there's no reason to admit them as experts on this case.

24 MS. RODDY: Understood. And I think that there was
25 just some shuffling after we submitted, that's why those resumes

1 were submitted. And to clarify, Mr. Adjmi was accepted previously
2 for the first stage, so he has previously been accepted.

3 COMMISSIONER MAY: That's what I thought. Yeah. So
4 we'll bring him in when he -- if he testifies in one of the other
5 cases, or one of the follow on parts.

6 MS. RODDY: Understood.

7 CHAIRPERSON HOOD: So I would agree. I think, for
8 tonight, and this goal would be architects who are going to be
9 testifying tonight, and that's who -- we'll look at those resumes
10 and allow party, I mean, expert status. The other ones we will
11 hold in abeyance until the appropriate time. Okay.

12 So Ms. Roddy, help us with -- who's going to do what
13 tonight.

14 MS. RODDY: Sure. We have a presentation put together
15 to walk through the changes to the first-stage approval. And so
16 we'll be going through parcel 1, which will be Mr. Hall. He will
17 testify to the changes in the massing for the first parcel. Ms.
18 Murray will be testifying with respect to parcel 2 and then Mr.
19 Posada will be testifying with respect to parcel 3. Future Green,
20 Ms. Meckley is testifying with respect to the open spaces and the
21 landscaping. While, of course, Mr. Andres will testify to
22 transportation related issues.

23 CHAIRPERSON HOOD: So I have in my notes, I have three
24 architects who are going to be testifying tonight. Have any of
25 those been previously accepted?

1 MS. RODDY: No.

2 CHAIRPERSON HOOD: Okay. So I have Mr. Hall, Ms.
3 Murray, and Mr. Posada. I hope I pronounced that correctly. So
4 what we can do, colleagues, let's look at those three and see if
5 we have any objections to those three, and then we will move
6 forward. And as Commissioner May has already mentioned, we can
7 deal with all the rest of the list at a later time. I think
8 that's the best way to move forward.

9 Anybody else? Commissioner Imamura.

10 COMMISSIONER IMAMURA: I agree with Commissioner May.
11 They're all good.

12 CHAIRPERSON HOOD: So all three are good with
13 everybody? Vice Chair?

14 VICE CHAIR MILLER: (No audible response.)

15 CHAIRPERSON HOOD: All three are good. Okay. So that
16 was easy. So Ms. Roddy, we have gotten through that.

17 Do we have any other preliminary matters, Ms. Schellin?

18 MS. RODDY: Ms. Meckley, the landscape --

19 CHAIRPERSON HOOD: Oh. Ms. Meckley.

20 Any objections to Ms. Meckley as landscape?

21 (No audible response.)

22 CHAIRPERSON HOOD: I think I did read her resume. Yeah,
23 I did.

24 COMMISSIONER MAY: When do we get Meckley's --

25 MS. SCHELLIN: She is at Exhibit 32.

1 CHAIRPERSON HOOD: Then let's take a moment, because I
2 thought I had Meckley. I'm looking at Murray's. Okay. I'm
3 sorry.

4 Oh. I did look at that.

5 (Pause.)

6 COMMISSIONER MAY: I need a minute.

7 CHAIRPERSON HOOD: Objections? Okay. Take your time.

8 COMMISSIONER IMAMURA: I'm comfortable with Ms.
9 Meckley.

10 CHAIRPERSON HOOD: Okay. Thank you.

11 (Pause.)

12 COMMISSIONER MAY: Okay. So she's the, I'm sorry,
13 landscape architect?

14 MS. SCHELLIN: Correct.

15 CHAIRPERSON HOOD: Right. Landscape.

16 (Pause.)

17 COMMISSIONER MAY: I apologize for not reading this in
18 advance. I didn't -- apparently, there's been a gap from when I
19 last looked at what was uploaded to ZDocs. So Ms. Meckley has
20 what seems to be nine years of experience. I don't know if I'm
21 inventing this, but I have this vague recollection that we
22 typically look at 10 years of experience in licensure, I mean,
23 she's licensed and nine years. I mean, certainly significant
24 experience, certainly significant credentials. So I don't have
25 an issue with it, but -- and maybe I'm just inventing the 10-

1 year threshold, but that's my general recollection. Because we
2 aren't, you know, it's not just enough to be licensed. It's not
3 just enough to be in practice. It's a matter of having a fair
4 amount of experience. So like I said, I mean, I'm fine with
5 this, but, like I said, we usually look, I think, for ten years.

6 CHAIRPERSON HOOD: Okay. I think Commissioner May
7 actually bring up a good point, not necessarily just in this
8 case. I think we need to come up -- I know we always look for
9 the licensure. If you're in D.C., you know, Virginia and
10 Maryland, I know we've done those things, and sometimes New York.
11 But I think also the time, and I think there's something that we
12 need to do. I don't know if we need to put that in the
13 regulations. I don't think we do. I think that's -- just be a
14 form of a practice. If the Commission, at the time, wishes the
15 -- I think we should look at something like that. We can do that
16 at one of our meetings, unless somebody objects. We can have
17 that discussion, I think, at a later time.

18 Any objections to the data.

19 COMMISSIONER MAY: No.

20 CHAIRPERSON HOOD: No objections. Okay.

21 Ms. Schellin, do we have anything else?

22 MS. SCHELLIN: So just to be clear, the other Architect
23 Posada was also accepted as an expert. Okay.

24 CHAIRPERSON HOOD: Yeah.

25 MS. SCHELLIN: And you're accepting the landscape

1 architect that has nine years.

2 CHAIRPERSON HOOD: Right. Correct.

3 MS. SCHELLIN: Okay. Only --

4 CHAIRPERSON HOOD: This time.

5 MS. SCHELLIN: Yes, this time. Only one thing, just
6 to accept the posting and maintenance affidavit as you have been
7 doing that they were not notarized but were affirmed instead.

8 CHAIRPERSON HOOD: All right. Colleagues, any
9 objections?

10 (No audible response.)

11 CHAIRPERSON HOOD: Anything else, Ms. Schellin?

12 MS. SCHELLIN: That's it.

13 CHAIRPERSON HOOD: So before we go, I do have a quick
14 announcement. For some reason this evening, my wife told me to
15 tell everybody hi. And my instructions this evening from her,
16 were for me not to cut anybody off and don't be short. So I know
17 that Chairman Hill gets that a lot, and I seem to get that,
18 especially working at home. I don't think I'm being short. If
19 I have, I want to apologize to the whole District of Columbia.
20 So anyway, those are my instructions for tonight. So if I'm
21 short, I'm sure Ms. Schellin will let me know and we'll go from
22 there. I don't know where she got that from, but those were her
23 instructions. And she told me to tell everybody hi, and that's
24 including the public. Okay.

25 MS. SCHELLIN: I did forget one thing. Brandice Elliot,

1 and Jennifer Steingasser with OP. Aaron Zimmerman with DDOT.

2 CHAIRPERSON HOOD: Okay. Now, if you go over your
3 time, I will cut you off. You know, we have a procedure to go,
4 and she might not know that. But anyway, thank you, Ms. Schellin.

5 All right. Ms. Roddy, we'll turn it over your team.
6 Again, if there's any problems with us talking too fast, and I
7 know that happened once before, slow enough or whatever the case
8 is, please let Ms. Schellin know, and we will adjust.

9 Ms. Roddy, it's all yours. Oh. Ms. Roddy, please
10 comment on the updated plans as you all have in your submission,
11 your responses to the agency, the proposed conditions. And if
12 you can kind of hit those points for us, I think that would be
13 very helpful. Thank you.

14 MS. RODDY: Yes. We do have that as part of our
15 presentation this evening, so we will be sure to hit those points.
16 And I think that we have a PowerPoint that was submitted. Great.
17 Thank you.

18 MS. SCHELLIN: I'm sorry. If I could make sure that
19 we get the interpreters to show because I know on my screen, I
20 cannot see them, so we want to make sure that they are showing
21 somewhere.

22 MS. RODDY: If we turn our videos off, does that help
23 then?

24 MS. SCHELLIN: It does seem to. Yeah. I just want to
25 make sure that Mr. Young is aware of it, that we've got -- I see

1 her now. I'm sorry to interrupt. I just want to -- I have to
2 be very vigilant about that to make sure that they're showing.

3 CHAIRPERSON HOOD: But let me ask, do we all need to
4 turn our videos off?

5 MS. SCHELLIN: I can see her now. Can everybody else
6 see her?

7 MS. RODDY: No.

8 COMMISSIONER IMAMURA: Yes. I can see her.

9 CHAIRPERSON HOOD: Yeah. I can see her. Yeah. I can
10 see her.

11 MS. SCHELLIN: I can too. She said that -- I think if
12 you do the grid layout --

13 MS. RODDY: Okay.

14 MS. SCHELLIN: -- you will be able to see her. It's
15 probably your layout. If you do the grid layout, she'll be at
16 the top of the screen. Anybody who is listening. Of course, if
17 you need here --

18 MS. RODDY: You can scroll through to find her.

19 COMMISSIONER MAY: Yeah. I would point out that if
20 it's not visible, you can click the arrows in the right or left
21 to move the images to make sure that the interpreter is always
22 visible.

23 MS. SCHELLIN: Yep. Okay.

24 CHAIRPERSON HOOD: Oh. Commissioners, we don't
25 necessarily need to turn our cameras off. We can hit those

1 | arrows, and I think we can just leave our cameras on for the
2 | public and others who need to have them on.

3 | Okay. All right. Ms. Roddy, I think we're straight
4 | now.

5 | MS. RODDY: Okay. All right. I appreciate that. Thank
6 | you.

7 | As we said, my name is Christine Roddy. I am land use
8 | counsel with Goulston & Storrs. We are very happy to be here
9 | this afternoon with the first of three hearings this month to
10 | review our application for a PUD approved in the Union Market
11 | neighborhood.

12 | So we're here to present a modification of significance
13 | to the approved PUD and a consolidated PUD and PUD related map
14 | amendment for a Small Area Plan that's being incorporated into
15 | parcel 2.

16 | Later this month, we have two separate hearings that
17 | are already scheduled to present the second-stage PUD
18 | applications for parcels 2 and 3, and a schedule we just put for
19 | reference on the slide.

20 | So by way of background, the Zoning Commission approved
21 | a first-stage PUD and a PUD-related map amendment on four parcels
22 | of land in the Union Market neighborhood. And if you look at
23 | the aerial, you can see three of those parcels. We call those
24 | parcels 1, 2 and 3. A little bit to the north of parcel 3 on
25 | the west side of 6th Street is parcel 4. Parcels 1 and 2 on the

1 east side and then parcel 3 is across the street from parcel 2.

2 Parcels 1 and 2, abut Gallaudet campus and they were
3 rezoned during the first-stage PUD to the C-3-A Zone District
4 from the C-M-1 Zone District. And parcels 3 and 4 were both
5 rezoned to the C-3-C Zone District.

6 So as some of you might recall, I believe that some of
7 you -- I know that some of you were sitting during the first-
8 stage application. That the first-stage approval established the
9 massing, the benefits and amenities and flexibility for the mixed
10 use. And so this application includes a modification to that
11 approval for parcels 1, 2 and 3 as shown on the screen. And
12 parcel 4 is not included in this application just to clarify.

13 So while the first stage approval had the support of
14 the ANC, it was appealed to the Court of Appeals by the Union
15 Market neighbors. The Court upheld the Zoning Commission's
16 decision, and it issued its order in March of 2019. And once
17 that approval came out, Gallaudet and JBGS proceeded with the
18 plans to effectuate the PUD and began meeting with the Office of
19 Planning (indiscernible). And they met with the ANC shortly
20 thereafter in April of 2020, and then ultimately filed this
21 application in August of 2020. So we've continued to have
22 conversations with OP and the community to make sure everyone is
23 in the loop. And some of the changes that you see this evening
24 are in response to comments that we've heard during the process.

25 So in the record, we do have our supportive reports

1 from the Office of Planning, DDOT and the ANC. The ANC's record
2 is -- report is newly in the record. And the Office of Planning
3 provided a suggestion in their report from the Department of
4 Parks and Recreation on how to improve both Tapscott and
5 Creativity Way as open spaces. So we'll discuss the updates that
6 have been made to those plans in response to those comments this
7 evening.

8 DDOT provided the (indiscernible) modifications to the
9 stage 1 condition which we do agree with, and we are incorporating
10 those into our stage 2 filings for parcels 2 and 3, which will
11 be heard later this month. And then as I mentioned, the ANC
12 voted to support the application at its October public meeting,
13 so we're happy to be here with their support as well. So as we
14 have already gone through, there's a lot to discuss this evening.
15 But before I turn it over to the team, I do want to give a bit
16 of a framework for the presentation just to help organize it.

17 Our first witness this evening is President Cordano of
18 Gallaudet University, and she is here to testify regarding the
19 proposed modifications to stage 1 approval on parcel 1. She will
20 give some background to what is driving those changes, including
21 moving the open space from the previously approved Gateway Plaza
22 to Creativity Way. We also have Sam Swiller of Gallaudet, and
23 he will provide more details regarding Creativity Way and the
24 benefit it provides. The university's architect, Alastair Hall,
25 is joining us from Northern Ireland to walk through the changes

1 from the first stage PUD on parcel 1.

2 And then we will turn to Robbie Saclarides with JBG
3 Smith, the developer of both parcels 2 and 3. She'll provide a
4 high-level view of the drivers for the first stage modification
5 to parcel 2 and 3. And then we'll turn to the architects who
6 have designed the buildings for both of those parcels to give
7 more specifics about the changes. Kirsten Murray from Olson
8 Kundig is joining from Seattle to join -- to review the
9 modifications being made to parcel 2, and that would include the
10 addition of the 6,000 square feet of area that's coming from
11 Gallaudet campus.

12 And then Lucas Posada from Morris Adjmi Architect is
13 joining us from New York to review the changes to parcel 3.
14 Zenobia Meckley, as we had mentioned, she will be testifying with
15 respect to the landscape plan including the relocation of
16 Tapscott Street, which was anticipated and encouraged during the
17 first stage case. And then finally, we have Erwin Andres of
18 Gorove Slade, who will discuss DDOT's comments and transportation
19 related update.

20 So with that, I will turn to President Cordano. And
21 if we could take the presentation down.

22 CHAIRPERSON HOOD: Ms. Roddy, let me just interrupt.
23 I do this all the time with presidents of universities; their
24 time is very valued. All of our times valued, but they're the
25 presidents of the university. We greatly appreciate President

1 | Cordano coming down to testify in support of the University. But
2 | I wanted the president to know that once she finishes -- after
3 | we finish our questioning, if she needs to leave, she's not --
4 | we're not trying to get rid of her, but we understand her
5 | schedule, so we want to offer that as well. So excuse -- pardon
6 | the interruption.

7 | MS. RODDY: No problem. I will turn it to her to --
8 | for her presentation. Thank you.

9 | MS. CORDANO: Hello. And if you just give me a moment
10 | to make a slight adjustment. I think that's better, a little
11 | easier to see me with the backdrop.

12 | So greetings to Chairman Hood. I appreciate your
13 | comments about the value of a president's time, and I do have to
14 | tell you that I am very excited to be here this evening with you
15 | and all of the other Commissioners. All of them who are here, I
16 | understand there's a number of them. Robert Miller, Peter Shapiro
17 | Joseph Imamura. I'm so happy to be here.

18 | I just had begun as president of Gallaudet University
19 | back when I was learning about this and I appreciate your time
20 | and your consideration, your thoughtful consideration of our
21 | planned unit development and our campus plan amendment
22 | application.

23 | You know, this project has gone through a number of
24 | changes since I became president. And this afternoon is an
25 | opportunity for me to give you an update as to what's been

1 | happening with this project over the while -- since the last time
2 | we had an opportunity to speak before you.

3 | You are all aware, I think you were part of this
4 | development work long before I arrived into this position. I
5 | understand it had been in process for nearly a decade prior to
6 | where we are right now. The original planned unit development
7 | that we were looking for along the area was in review when I
8 | joined Gallaudet in 2016. And when I came to the university,
9 | the community here at Gallaudet, and JBGS, at that time, it was
10 | just JBG, we were all in full swing. But I do have to say there's
11 | one important observation that was made at that time when I became
12 | president, and that was the project. And again, this is from
13 | Gallaudet's perspective, the project was primarily just a
14 | landscape opportunity, an opportunity to get revenue for the
15 | university and an opportunity to create businesses for deaf
16 | individuals along that 6th Street corridor. And to incorporate
17 | DeafSpace principles in the buildings that were on the land that
18 | Gallaudet was leasing.

19 | What I observed after I stepped into this position was
20 | a significant opportunity to really modify this from just a
21 | transactional real estate initiative to something that was very
22 | different, something that was bolder, something that was far more
23 | significant for the District community for, honestly, the world
24 | and, of course, for our Gallaudet and deaf signing community here
25 | on our campus.

1 I did want to highlight a couple of the values that
2 have really been driving some of our considerations and decisions
3 that have been made over time.

4 We share with the city and the zoning committee and
5 Gallaudet University; we share values that really highlight the
6 diversity and the beauty of the community that exists within our
7 city. We value creating a community experience where connections
8 can be made and also that a sense of community can be felt and
9 experienced deeply in a meaningful way, especially through the
10 learning and engagement process. The other value is really
11 creating an economically viable and vibrant neighborhood that
12 supports the arts, dining experiences, businesses and the overall
13 community.

14 When I came to Gallaudet, one of the challenges that I
15 saw with this project was centered around the corner at that
16 time, we called it the Gateway corner. And I saw it as a very
17 important missed opportunity, a missed opportunity to highlight
18 the beautiful historic nature of our campus. You know, that
19 corner was basically to be just a concrete area between a gas
20 station and a brick wall on Florida and 6th Street. And it really
21 wasn't enough in the design, and how we designed it here at
22 Gallaudet, is we wanted to create an elbow, that sort of a sharp
23 elbow that would jet out into the city so that when people were
24 driving by, walking by or pedaling by, they would take note that
25 something was there on the corner. Though, if you take a look

1 at the new vision that we've created now, what you will see is a
2 very different concept, a concept that actually supports just the
3 values that we all bring to this project.

4 So it's our hope that here at Gallaudet that the
5 modified plan that you'll be seeing this evening, as I've shared
6 with you, and especially we hope if you look at how our university
7 and our cultural center is really built on this notion that the
8 corner parcel 1 will be an experience for the community. The
9 linear urban space, that I often call kind of the alleyway that
10 people will transverse through, that alleyway is what we're
11 currently calling Creativity Way. Some people will call it the
12 signing way, other people will call it the Creativity Way because
13 it reflects the creativity of our community seen and available
14 and all its vibrancy.

15 This design that we're offering you this evening
16 assures that our bilingual community, individuals using both
17 American Sign Language and English here on our campus, and our
18 learning community experience is one that will be preserved and
19 maintained throughout the future of our campus. And I would add
20 to that that it meets our missions and goals as we move forward.
21 Gallaudet is, in fact, the only 99 acres in the entire world
22 where people are able to see and experience the richness of
23 American Sign Language in the community. What we've done here
24 is to highlight and bring that experience to what we're calling
25 the new "front porch" at Gallaudet.

1 The idea behind this is that we want to expand from
2 just having a plaza to creating an experience, a new "front
3 porch," where those in the community and the neighborhood across
4 6th Street who gather there, who make their way into this
5 alleyway, where will be able to meet our signing community here
6 at Gallaudet, to be able to meet and experience the creativity,
7 the arts, the expression of a visual language and visual learning
8 all in one place. It will allow an opportunity for our students
9 to engage with the community to just demonstrate the discoveries
10 and the knowledge that we have to share.

11 What I'd like to add is that over the last couple of
12 years, we have been working with the black deaf community leaders
13 here at Gallaudet and in our broader D.C. neighborhood area.
14 We've been working together to build a significant memorial that
15 will honor Louise B. Miller. We've just announced that Louise
16 B. Miller Garden and Pathways is the name of this. It's a legacy
17 to black deaf children. And it will be a way to, what we're
18 hoping, connect the African American Heritage Trail to Gallaudet
19 and to highlight Louise's contributions that she made ensuring
20 that young black deaf children would have the right to have full
21 access to education. And secondly, that case was the one that
22 led to the opportunity for Brown v. Board of Education to prevail
23 in the courts.

24 So this memorial that we're creating will be merging
25 and joining in with the experience along the alleyway to display

1 | the history within our community, to show parents of deaf children
2 | to be able to help them understand and advocate for their child's
3 | educational rights. It'll provide an opportunity for us to tell
4 | the story of Gallaudet and the deaf community and for people to
5 | meet us. It's similar to visiting the National Mall and the
6 | Lincoln monument. Often people will ask the question as to where
7 | that signing school is that Abraham Lincoln first established.
8 | And that will create a pipeline right through NoMa, where people
9 | will be able to get off the Metro and come to a community where
10 | they find everyone signing. It will be an international
11 | destination and a showcase that will allow our country to showcase
12 | what we've built here through our university's founding.

13 | Thank you for listening in. I'm happy to answer any
14 | questions and be supportive in any way of this project that we
15 | have brought to show you this evening.

16 | CHAIRPERSON HOOD: Thank you, President Cordano.

17 | Let's see if we have any questions, Ms. Roddy, before
18 | we finish with the rest of the presentation. We can stop the
19 | clock if somebody's keeping one. We really appreciate you,
20 | President, taking your time to come down and express to us --
21 | express to us how you feel enthusiasm you have for the "front
22 | porch." I'm glad to hear that. I will say this, and I always
23 | say this over the years in all Gallaudet cases. Having worked
24 | previously, with Mr. George Boyd, I believe, Gallaudet named
25 | something after Mr. George Boyd. I can't remember.

1 But what I will say is he fostered a relationship with
2 Gallaudet and the community years ago, and I still see the fruits
3 of his labor. He's deceased and I'm not -- I promise as long as
4 I'm here, I will always mention his name in every Gallaudet case
5 that the Zoning Commission has, and this has been -- I've been
6 here for 24 years. Mr. Boyd was stellar. He was the former
7 chairman of the ANC. He's passed on. His family, I think his
8 family even -- I think his son is still around somewhere, but
9 may not be in the area, but I think a lot of credit is due to
10 him.

11 I can't remember what Gallaudet named after him, but I
12 would hope that Gallaudet would always continue to remember,
13 because he fostered the relationship between the community and
14 Gallaudet. We do have some challenges in the city between
15 colleges and residents. And Gallaudet has never really been on
16 that mark of having those confrontation issues because he stepped
17 in and worked that out, and it's always been a great relationship.
18 And it continues to be that, but the current commissioners, and
19 I believe the current community, and I think the record speaks
20 for itself.

21 But let me see if my colleagues, President, have any
22 questions of you. Commissioner May?

23 COMMISSIONER MAY: No. Thank you. Thank you very
24 much.

25 CHAIRPERSON HOOD: Commissioner -- look who I'm saying.

1 Commission Imamura.

2 COMMISSIONER SHAPIRO: I'm here.

3 CHAIRPERSON HOOD: Yeah. Commissioner Shapiro.

4 COMMISSIONER SHAPIRO: Thank you, Mr. Chair but I have
5 no questions.

6 CHAIRPERSON HOOD: No questions. Okay. Great.

7 Commissioner Imamura, any questions?

8 COMMISSIONER IMAMURA: No questions. Thank you,
9 President Cordano.

10 CHAIRPERSON HOOD: And Vice Chair Miller, any questions
11 or comments?

12 VICE CHAIR MILLER: No. Thank you, Mr. Chairman, and
13 thank you, President Cordano for your presentation and for all
14 you do for Gallaudet and the community.

15 CHAIRPERSON HOOD: Again, I want to thank you as well,
16 President Cordano.

17 Do you have any closing remarks before we move on?

18 MS. CORDANO: Well, I did just want to say I'd be happy
19 to hand this over now to the very capable hands of my team. I
20 do find it interesting that you asked about all the architects
21 who will be involved this afternoon. And I wanted to mention
22 that we really very much value bringing in a diverse team, diverse
23 talent as part of this project. It includes, you know, seeking
24 a deaf architectural lead for a lot of this work and as well in
25 other things. Some members aren't here tonight, but I think what

1 | you'll see reflected within the team is the creativity that we
2 | hope to bring to this project.

3 | And just the last thing that I wanted to leave with you
4 | is I truly want to follow through, follow through with what the
5 | community has said about Gallaudet, where you can drive by on
6 | Florida Avenue and completely miss the fact that Gallaudet
7 | University exists here. People have a feeling that they want to
8 | know what the campus is, but it's been hidden, it's a hidden gem
9 | somewhere in the area. And we're really designing a way that we
10 | can bring our presence into the world while at the same time
11 | protecting and preserving the language vibrancy of our campus.

12 | And I'll leave you with just one single thought and
13 | that is, you know, we probably have anywhere between 2,000 to
14 | 3,000 people on campus on any given day. And there are 10,000
15 | people who will be moving into the neighborhood across 6th Street
16 | and in the NoMa area, going down to 4th Street. And if you think
17 | about the pressure this puts on our language and our language
18 | vibrancy, and the reason why so many endangered languages are no
19 | longer in existence. You know, Spanish at one time was a dominant
20 | language, but the human brain will automatically make a shift to
21 | the dominant language of the area unconsciously, even among
22 | native users of that language. So one of the things that we've
23 | done in designing of this project, we've very intentionally
24 | worked to preserve the vibrancy of American Sign Language through
25 | the design on our campus, so that our signing community right now

1 and tolerate, of course, people coming in who from anywhere who,
2 you know, maybe let's say 5 to 7,000 people who may be around
3 every day. We want to make sure that we're protecting the space
4 of learning and discovery and research for our students, for our
5 community, and everyone using American Sign Language. Our goal
6 through Creativity Way is to introduce people to understanding
7 gestures, the learning sign language, and to be able to
8 communicate themselves that way.

9 You know, I often talk about Harry Potter. If you can
10 imagine this and Harry Potter, you know, any muggle, a muggle
11 never could become a wizard. But our goal here is that every
12 single person who comes here as a muggle -- and I'm using that
13 as a person who doesn't know sign language -- after being here
14 will become a wizard, will be able to be a person who is able to
15 communicate visually, we will provide you the tools, the
16 knowledge, the experience that you need, and your children need
17 to be able to develop the use of gestures to grow the bilingual
18 brain and so many other things.

19 So there are a few values that I wanted to leave you
20 with, so that you get a sense of what we're thinking about and
21 what I think about on a daily basis. This really taps into so
22 many parts of the community that lives here at Gallaudet. And
23 this is so essential to us. It will make a major impact on us.
24 And so I hope that you can support our vision, continue to ask
25 good questions to explore with us, and I'm happy to be here to

1 | listen in. Thank you.

2 | CHAIRPERSON HOOD: Right. Thank you, President
3 | Cordano. We really appreciate your enthusiasm and we really --
4 | it does not go unnoticed on the Commission when a president comes
5 | to these hearings, it carries a lot of weight with us and knowing
6 | that you back what this university is doing, and that you're --
7 | we appreciate your leadership and thank you for taking the time
8 | to come and do that presentation to us.

9 | MS. CORDANO: Thank you so much.

10 | CHAIRPERSON HOOD: Okay. Ms. Roddy, let's -- and we've
11 | been joined by Commissioner Shapiro. He's been with us for a
12 | while, as you've heard, so I just want to make sure I put that
13 | on the record.

14 | Ms. Roddy, you all may continue. Oh, but before you
15 | go, I don't want to miss anything because I do mess up once,
16 | twice actually a day.

17 | But anyway, Ms. Schellin, do we have anybody from the
18 | ANC that would like to cross-examine or ask the President any
19 | questions?

20 | MS. SCHELLIN: Let me double-check. That would be Ms.
21 | Sydelle.

22 | MS. RODDY: Or Ms. Rhode's.

23 | MS. SCHELLIN: I'm sorry. Miss who?

24 | MS. RODDY: Rhodes.

25 | MS. SCHELLIN: Rhodes.

1 CHAIRPERSON HOOD: Ms. Rhodes.

2 MS. SCHELLIN: Okay. Let me double-check. When I
3 looked earlier, I did not see either of them. I do not see them.

4 CHAIRPERSON HOOD: Okay. I just want to make sure we
5 cover all of our bases. Okay. Thank you.

6 Ms. Roddy, we are now ready to continue.

7 MS. RODDY: Thank you. We have Sam Swiller with
8 Gallaudet (indiscernible).

9 MR. SWILLER: Thank you. I appreciate it. First,
10 before I begin, I would like to thank Chairman Hood for bringing
11 up George Boyd's name. He was absolutely a truly inspired member
12 of our community and I very much enjoyed working with him in the
13 short time that I had. So thanks again for bringing him up.

14 My name is Sam Swiller. I'm the Director of Strategic
15 Real Estate Planning at Gallaudet University. I am currently
16 residing just down the block from Gallaudet off of H Street.

17 I would like to spend a few minutes to walk you through
18 certain items at cutting down on touching time for remarks,
19 specifically as regards to the proposed changes for parcel 1, as
20 well as the new community benefit that we are proposing called
21 Creativity Way.

22 Could we have the slides come back up? Thank you,
23 Paul.

24 Next slide, please. So this image shows the four
25 parcels that we are discussing.

1 We can move to the next slide. This image shows a
2 comparison of the stage-one PUD that was approved on the left and
3 on the right are the proposed modification. And so I am going
4 to simply talk about parcel 1. And later on, Robbie Saclarides
5 will talk about the plan in parcels 2 and 3 in a moment.

6 The approval for parcel 1 consisted of a corner open
7 space plaza that we had called Gateway Plaza along with a small
8 university (indiscernible) which combined a total of 16,000
9 square feet. The remainder of parcel 1 was going to be
10 contemplated as an office building approximately 60,000 square
11 feet, as well as some small university uses on the ground floor.
12 But what the plan lacks was the opportunity of a purposeful and
13 thoughtful arrival. They are lack of -- lack the ability for
14 visitors to navigate beyond Gateway Plaza to create
15 (indiscernible) in Tapscott Street or for the connections between
16 6th Street.

17 Had a visitor arrived through the Gateway Plaza, they
18 might randomly (indiscernible) agree with no awareness of where
19 or how unique of a place they have arrived at. They may as well
20 (indiscernible) any public park. Further, if there is no walkway
21 east of the boundary of parcel 2 and meets at the intersection
22 (indiscernible). So essentially, with nowhere to go beyond these
23 far past -- beyond these points, there were pathways for a visitor
24 to come and get (indiscernible).

25 So the plan right looks (indiscernible) modified plans,

1 | which we are proposing. For parcel 1, you will notice that in
2 | place of a 60,000 square foot office building and the corner
3 | plaza, we're proposing a new stone building without going to
4 | Avenue (indiscernible), providing an anchor at the northeast
5 | corner of this highly trafficked Florida Avenue or 6th Street
6 | intersection. While this is still a concept in its early stage,
7 | the university is proposing that this building will serve as a
8 | cultural center for the university community.

9 | Alastair Hall, (indiscernible) will discuss a bit more
10 | about this concept in a moment. In place of the Gateway Plaza,
11 | we are excited to share with you what the plaza (indiscernible)
12 | described as the fit (indiscernible). (Indiscernible) of the
13 | reports, I imagine at least 20,000 square feet and has been
14 | designed to open the university's campus up to different -- while
15 | at the same time, (indiscernible) with a sense of direction.

16 | Before I leave this slide, I would like to highlight
17 | that on the ground level of the first two buildings are university
18 | spaces. These spaces will coincide with this Creativity Way to
19 | create a much more animated version. Then as you pass through
20 | the green vendor (phonetic) of Morse and Tapscott, you then come
21 | on to (indiscernible), one of the universities most cherished
22 | plaza.

23 | Can we move on to the next slide, please? This slide
24 | provides a sense of how creativity where I -- you can see from
25 | various (audio interference). This slide provides a clearer

1 sense of the components of the (indiscernible) of Creativity Way,
2 as well as the connectivity in (indiscernible) plans when
3 (indiscernible) from 16 points west (indiscernible) an on to
4 unlikely (indiscernible).

5 Can we move to the next slide, please? Here, you can
6 see examples of ways of getting on to Creativity Way. Our
7 intention is to make it highly visible from 6th Street and
8 welcoming as possible. You'll see examples of paving next from
9 the Creativity Way all the way to 6th Street run into
10 (indiscernible).

11 Next slide, please. I would be (indiscernible). Let
12 you know tonight following the hearing if you want to hold a
13 separate hearing regarding the campus plan amendment to the
14 university. Most of the components that have a plan amendment
15 requests are related to modifications being proposed, which
16 including our plans for Creativity Way. We plan to walk you
17 through a more comprehensive in details what the designs and
18 operations of Creativity Way at that point. But for now, I just
19 want to leave you with this image and (indiscernible) the
20 connectivity to the 6th Street, the Creativity Way and as well
21 as a passageway on the (indiscernible).

22 Okay. Are there any further questions? If there are
23 any questions, I'll be (indiscernible)? With that, I'm going to
24 turn it over to Robbie Saclarides.

25 MS. RODDY: We're going to turn to Mr. Hall for a brief

1 -- few moments to discuss the massing changes to parcel 1.

2 MR. HALL: Good afternoon, Commissioners and thank you,
3 Sam.

4 If we can go on to the next slide, please. Thank you.
5 So these two axonometrics, the upper section of the screen is the
6 approved stage-one PUD, the lower section is the proposed
7 modification. And as explained by Sam and President Cordano, you
8 can see that the proposed modification on parcel 1 is for a more
9 significant larger building operated by university including
10 cultural program and public facing amenities. Key metrics that
11 I believe are in the report has been submitted. The FAR ratio
12 of the site has increased from 2.66 to 2.7. The lot occupancy
13 increasing from 60 percent to 67, and the total GSA from 79,760
14 square feet to 93,088 square feet.

15 The next slide, please. As the project we became
16 involved in through an international competition some years ago
17 and this was one of the conceptual images that was developed with
18 Gallaudet after the competition. It's important to note this is
19 sort of image that illustrates massing and concept only, it's not
20 a detailed rendering, but it illustrates the concept as President
21 Cordano described, a building that allies the Gallaudet
22 community, the Gallaudet campus to project itself onto the corner
23 of south -- of 6th Street and Florida. Projecting the president
24 -- the presence of the university towards the city and reaching
25 out in a way as a gesture from campus to the urban fabric of 6th

1 Street.

2 Next slide, please. This is whilst detailed and this
3 is -- this rendering is in some ways, it's really a conceptual
4 image. It's an image looking from 6th Street towards the corner
5 of the new building. And we made this image to illustrate the
6 intention of this building to have a strong public facing series
7 of spaces both externally and internally. So it's a building
8 that is intended to be generous in its public posture, its public
9 character that includes external terraces on spaces around its
10 perimeter within the plot, as well as internal public spaces
11 where both the Gallaudet community and the public are both
12 intended to be welcomed.

13 And finally, if we can -- two more slides. The next
14 slide, please. Thank you. This slide shows the intended interim
15 use of parcel 1. Gallaudet seek to use the site as a temporary
16 parking lot whilst they anticipate funding and progress to
17 proceed with the corner building. The corner, this parking lot
18 will include something like 70 spaces.

19 And if we go to the next image, and this is my final
20 one. The intention is to retain existing walls, the brick walls
21 and railings that currently contain the southwest corner of this
22 plot to the northwest and north edge of the parking lot. New
23 fencing and planting would be proposed, and the railings and
24 fencing would be designed in a bespoke detail that will match and
25 expand and connect with the (indiscernible) within the edge of

1 Creativity Way. So thank you for your time. If I can take any
2 questions, I will, of course. Thank you very much. I'll hand
3 it over -- if there's no questions, I'll hand it over to Robbie
4 from JBG Smith.

5 MS. SACLARIDES: Well, I'll take over. Thank you,
6 Alastair. Thank you for your waking time over there in Northern
7 Ireland. We surely appreciate you participating with us.

8 I'm Robbie Saclarides. I'm a development manager for
9 JBG Smith. We're happy to be here and excited to partner with
10 Gallaudet on the development of the parcels 2 and 3. We picked
11 up pencils as soon as our appeal was resolved to move plans
12 forward for parcels 2 and 3, and we met with the Office of
13 Planning and the ANC early in the process to keep them in the
14 loop.

15 In addition to the few changes that were contemplated
16 in our stage 1 approvals, we have progressed design from initial
17 massing into schematic drawings, and consequently made some
18 modifications to the -- to improve the buildings. You'll see the
19 design detail later in our stage 2 applications later this month.
20 But for now, I'll briefly review the modifications before handing
21 it off to the architects to discuss further.

22 Go to the next slide, please. This is just an aerial
23 overview of the parcels two and three are colored there with
24 parcel 2 on the east side of 6th and parcel 3 on the west side.

25 Next slide, please. Starting with parcel 2. First in

1 an effort to simplify our proposal, we've adjusted the lot line
2 to concentrate the university building on its own parcel known
3 as parcel 1 to the south that Alastair just walked through and
4 shift the other buildings to be developed by JBG Smith on the
5 east side of parcel -- of 6th Street into parcel 2 at the north
6 side.

7 Next slide, please. The realignment of Tapscott. This
8 modification was contemplated in our stage 1 approvals at DDOT's
9 recommendation. DDOT encouraged this realignment as an improved
10 circulation and pedestrian safety. The university also saw
11 benefit in the relocation since it opens up use of the campus
12 including the Miller Memorial and the (indiscernible) House. It
13 also provides wayfinding benefits for the university and a
14 friendlier pedestrian welcome to the campus, including improved
15 access and visibility to Creativity Way. We saw it as a plus
16 for all of these reasons and because it creates a vibrant
17 pedestrian experience that will help support the retail in
18 buildings 2A and 2B. Relocating Tapscott is challenging given
19 the associated historic grade and structural considerations. The
20 realignment also results in leaving 6,000 square feet of land on
21 campus that would otherwise be difficult to program and is now
22 subject of the map amendment associated with this application.

23 So we appreciate the Zoning Commission giving us the
24 flexibility to explore moving the street. We believe that the
25 relocation results in a superior site plan than the one previously

1 approved and feedback from DDOT has continued to be supportive.
2 In addition to improving circulation safety, it created an
3 opportunity to expand to the northward and allow for larger
4 residential units in that building. The landscaping along
5 Tapscott will include a number of the items that DPR suggested
6 be incorporated, such as the supportive seating and native plant
7 species. Beyond these two updates, we made some massing changes
8 to create a more natural transition between the lower scale campus
9 and a taller scale of the markets across 6th Street.

10 If you'll show the next slide, I can walk through some
11 of those. So we adjusted the massing of building 2A to step down
12 towards the campus in an effort to increase security and privacy
13 for the university. We've introduced a more tapered massing
14 approach here as the building moves east. The greater height
15 along 6th with the buildings along the property line creates a
16 more consistent urban environment in contrast to the step backs
17 towards the campus, helping to knit these two contextual fabrics
18 together. To improve circulation, loading has been relocated so
19 that each building has access to its own loading berths, and the
20 berths have been removed from Creativity Way to preserve the
21 pedestrian nature of that area.

22 The remaining park modifications on parcel 2 focus on
23 maximizing and enhancing the residential use there. Stage 1
24 granted the flexibility to pursue either an office or residential
25 scheme, and we're moving forward with the residential scheme.

1 We're also incorporating property along the northern edge of
2 building 2B into parcel 2. This land would otherwise not provide
3 benefit to the university but will enable us to expand the
4 footprint of 2B and provide those larger units.

5 Condition connection between 2A-1 and 2A-2 provides
6 more direct access to amenities and support services by allowing
7 us to co-locate those uses among the building. And the ground
8 floor will continue -- of all three buildings, will continue to
9 be dedicated to retail along 6th Street and to the university
10 uses along Creativity Way in the 2A building. The 2B building,
11 which does not front on Creativity Way, is the exception there.
12 We initially requested flexibility with respect to that ground
13 floor use on the eastern side of 2B. We have since withdrawn
14 this request and are dedicating this space to residential use.

15 So moving across to the 6th Street, to parcel 3. Again,
16 the Zoning Commission had granted flexibility in our first stage
17 to either pursue an office or residential scheme, and we are
18 pursuing the residential scheme here as well. The site plan for
19 parcel 3 has been updated to reflect changes that were anticipated
20 during the first stage case, namely the land swap with the project
21 to our south, and the coordinated parking and loading access with
22 that same project. Here, we've improved the retail and
23 residential experiences by increasing floor to ceiling heights
24 in both uses and opened up the area of Tapscott to create more
25 light and air for both the public pedestrian experience as well

1 as the residential units themselves. We initially asked for
2 flexibility to incorporate hotel and additional retail service
3 uses here on parcel 3, but we are no longer requesting that
4 flexibility.

5 Next slide, please. So in light of these changes, we
6 did modify the benefits and amenities to ensure that they remain
7 commensurate with the proposed changes. The updates to our
8 package are highlighted in red here. On affordable housing, the
9 overall density for this project has been reduced by
10 approximately 85,000 square feet. Yet at the prompting of both
11 Office of Planning and Zoning Commission, we are increasing the
12 -- IZ set aside from the 10 percent that was approved in the
13 first stage PUD to 11.2 percent to ensure that there is no
14 reduction in IZ units. So this results in a 12 percent increase
15 overall and the majority of these units will be dedicated for 50
16 percent AMI levels with the remaining portion dedicated to 80
17 percent AMI units. This equates to a 70/30 split between the 50
18 percent and 80 percent level. There's a lot of numbers I threw
19 at you, but they are written down there for your reference. So
20 while we're requesting less flexibility, we have increased the
21 IZ commitment here.

22 We've also added solar panel arrays to the roofs on
23 both parcels. We've increased our LEED commitment on parcel 3,
24 and we've introduced the speed table on 6th Street, which is
25 supported by DDOT. We are providing this in connection with the

1 relocation of Tapscott. And we believe it supplements our efforts
2 to prioritize pedestrian safety by offering a raised crossing as
3 well as a lay-by area drop-off, pick-up.

4 The Office of Planning noted in their report that we
5 did not reference the \$50,000 contribution for the study of a new
6 Metro entrance to the NoMa Gallaudet Metro stop. We have added
7 that commitment back into our proffers. It was our understanding
8 that this study was no longer needed, but we will provide required
9 documentation prior to permit issuance if that is the case. Both
10 JBG Smith and Gallaudet remain engaged with the NoMa BID in this
11 process to implement the new metro entrance. Both Sam and I
12 actually both sit on monthly meetings with the NoMa BID and we've
13 sent letters to the council members to encourage the funding to
14 be included in the District's budget for this new stop for the
15 community. We're otherwise maintaining the benefits that were
16 approved in the first-stage PUD.

17 So that concludes my presentation. We're really happy
18 to be here this evening, with the support of the Office of
19 Planning, the ANC, and the community members. We met with our
20 SMD on several occasions and with the full ANC three times. Will
21 continue to keep avenues of communication open as we progress
22 with construction of these two parcels and proceed with the stage-
23 two applications for the remaining parcels 1 and 4. So with
24 that, I'll turn it over to Kirsten Murray to go in little more
25 depth about parcel 2.

1 MS. MURRAY: Thank you very much, Robbie.

2 I'm Kirsten Murray, and I'll be talking in more detail
3 about some of the modifications and updates to the parcel 2
4 development that has come about just as part of the schematic
5 design process.

6 Next slide, please. This is an overview of the stage-
7 one PUD approved plan and then on the right, the stage one
8 modification plan. And there are several modifications that
9 we'll be discussing in greater detail. One is a connection of
10 the two buildings which compose parcel 2A and also an adjustment
11 to their height. We also have a parking adjustment on parcel 2A
12 and parcel 2B, as well as a footprint adjustment on parcel 2A.
13 As Robbie mentioned, we do have a loading relocation on parcel
14 2, and on parcel 2B, which is our northern parcel, we have a
15 footprint adjustment and a change in the ground floor use that
16 she gave a general overview of.

17 Next slide, please. Just a reminder of the context of
18 the site, you'll see a parcel 2 and parcel 2 is very much this
19 parcel that transitions in scale between the scale of the campus,
20 its open spaces, some of the smaller buildings that are on faculty
21 row which is immediately adjacent to the site. And then the
22 larger higher density scale of parcel 3 site. And we have taken
23 that into consideration in our design.

24 Next slide, please. This is an illustration of the
25 modification to the overall massing as you can see in the stage-

1 one PUD approved plan. The two buildings which compose parcel
2 2A had a sort of L-shaped configuration in the upper stories
3 creating open spaces, sort of separate open spaces on each roof.
4 And we have developed a different approach, basically turning
5 those two L-shaped forms towards each other to create a more of
6 a courtyard building, one where the building can share amenities.
7 We've introduced a bridge which connects both of these buildings
8 at the amenity level. In addition, we have set back the upper
9 floors away from the campus edge. The area in blue that you see
10 is actually the university's use spaces. And we are setting back
11 the residential further, both to just protect the scale of that
12 edge of campus and really protect privacy of pedestrian users on
13 that edge of campus and Creativity Way.

14 We also think the bridge connection, in addition to
15 allowing us the functional connection and maximized shared use
16 of amenity spaces, it also presents a very interesting pedestrian
17 gateway, so to speak, to Creativity Way and the campus that is
18 at the center of these two buildings and outside of the realm of
19 the automobile entrances to the site. We've also increased the
20 height of these parcels. We've increased this to 65 feet. This
21 was driven in response to the university's request to have two
22 story spaces and their university adjacent program. This has
23 also been carried into the retail uses, and it also allows our
24 bridge to be higher and, you know, more open and frame this
25 pedestrian entry.

1 In general, we feel that all of these massing revisions
2 really create a nice context along 6th Street where you see an
3 edge that has, we think appropriate proportion and height
4 relative to the higher density and height across the street, and
5 then begins to mitigate and step down to the scale of the campus.
6 The other modification, and we'll see this in more detail, we
7 have some additional residential and university used with a
8 modest reduction in retail use. That's resulted in more units
9 and greater density.

10 Next slide, please. So one -- another modification is
11 in the building 2A footprint. We've made an adjustment to expand
12 the footprint of these buildings. Eight feet towards 6th Street
13 to align with the property line. We'd initially set them back.
14 It was -- because of an existing water main which will --
15 waterline which will be relocated. So we have utilized that
16 space to create greater density.

17 Next slide, please. We also have these little -- in
18 these two schemes. On the left is the stage-one PUD approved
19 plan and on the right is the modified plan, and the little red
20 arrows talk about the entrance to loading. As you can see, there
21 was some loading towards the campus side, there in the center,
22 which is now, of course, proposed to be Creativity Way. So we
23 have removed that loading and we now have -- we've shifted that
24 from Creativity Way to Tapscott Street. And we've added an
25 additional berth for building 2B, which previously did not have

1 separate loading access from Tapscott Street. And the
2 circulation changes will be covered in more detail later in the
3 presentation.

4 Next slide, please. We have on building 2B, we have
5 some footprint adjustments and a change in ground floor use. The
6 building footprint, as Robbie mentioned, the lot line, we have
7 increased the size of the lot by 6,000 square feet with land from
8 Gallaudet campus. This allows building 2B to extend 20 feet
9 north, extended -- this extended footprint allows for more
10 density and larger units. And the remaining area will be
11 dedicated to open space north of the building. So this increase
12 this -- there's 20 feet of additional building and then 20 feet
13 of additional open space.

14 And also, as Robbie mentioned, changing ground floor
15 use. This ground floor that was in pink is retail and then the
16 rest of the uses, which were initially thought of as university
17 spaces, are being used for additional residential units instead.
18 Let's see. Then I think another thing that is illustrated here.
19 This green area, which is the extended open space, it actually
20 extends the Neal Place viewshed, east of 6th Street to provide
21 us another -- a stronger visual connection with the campus. And
22 we think this addition also creates a more secure and manageable
23 campus area. It may also be potential egress for these several
24 units that are adjacent to it.

25 Next slide, please. And again, this is a large area.

1 You have to look very closely to see this little blue line, which
2 is basically that Neal Place viewshed and its alignment with the
3 larger context.

4 And then next slide, please. And to leave you with a
5 couple of views of the buildings as they are being designed
6 currently. One is a view from the northwest corner of 6th Street
7 and Tapscott. The other is a view from the southwest corner of
8 6th Street, and we will be discussing the design in more detail
9 at hearings later in this month. And I'm happy to take some
10 questions. And, of course, if there are no questions, I'll
11 transition this to Lucas Posada to talk about parcel 3.

12 MR. POSADA: Thank you, Kirsten.

13 Hello. I'm Lucas Posada with MA and on behalf of my
14 entire team here at MA, I just want to thank all of the
15 Commissioners for your time and for your consideration. I'm the
16 architect for parcel 3.

17 And actually, if you could go to the next slide, please.
18 So this slide is one that you've seen before and highlights the
19 modifications between the stage-one PUD approved plan on the left
20 and the proposed modifications on the right. As it relates to
21 parcel 3, the changes are limited to item number six. The changes
22 are focused on massing adjustments that we think make for a
23 stronger urban design condition and an improved pedestrian
24 environment.

25 Next slide, please. This is the same bird's-eye view

1 that you've seen before and describes the parcel 3 extents. We're
2 bound by 5th Street to the west and the Market District beyond.
3 We're bound by 6th Street to the east with parcel 2 and Gallaudet
4 University beyond. And directly turning north is Neal Place and
5 the Union Market building, and Tapscott Street bisects our site
6 into north and south portion.

7 Next slide, please. This slide shows the massing
8 adjustments in greater detail. On balance, the overall GFA of
9 the building has gone down to the -- due to the massing
10 adjustments, but we feel these changes will contribute to a better
11 urban and pedestrian environment. As Robbie described, the
12 number of floors has been reduced from 12 to 11 plus the penthouse
13 and the floor-to-floor heights have increased accordingly. But
14 we've maintained the same overall building height, overall
15 building base height of 120 feet. This will create a more
16 generous interior environment for building residents and the
17 retail tenants. You can also see that we've removed one of the
18 bridge connections on the 6th Street side but have maintained a
19 single bridge connection on the 5th Street side. We feel this
20 opens up Tapscott Street towards the parcel 2 development and the
21 university, creating a more welcome urban condition and
22 increasing access to light and air for the units that face
23 Tapscott Street. You can also see the reduced length of the
24 massing along 6th Street due to a revision of the site boundary
25 and that I'll describe in greater detail on the next slide.

1 Next slide, please. This slide shows the ground floor
2 plan and highlights some additional adjustments. The bottom left
3 of each image shows the boundary along 6th Street -- shows that
4 the boundary along 6th Street has been revised due to land swap
5 with the neighboring parcel. The loading and parking
6 configuration has also been adjusted due to this change in the
7 site boundary, and it will be described in a more detail by Erwin
8 from our engineering team on following slides. The final
9 adjustment I'd like to highlight is the width of Tapscott Street
10 and Neal Place. These have both gotten wider at the ground floor
11 as we've developed the building design. The ground and second
12 floor are recessed from the main facade to establish a slight
13 overhang of the upper volumes, creating broader sidewalks in a
14 more generous pedestrian environment.

15 Next slide, please. As our team has previously
16 mentioned, the architecture of parcel 3 will be covered in greater
17 detail in the future hearing, but these images give you a preview
18 of the design and how the concept has been executed with the
19 proposed modified massing. You can see the enhanced pedestrian
20 environment created by the ground floor setbacks and the dynamic
21 streetscape which will be described by our landscape architect.
22 The increased floor-to-floor heights allow for clean proportions
23 on the facade and more generous indoor environment for building
24 and retail tenants. The image on the right, which is along 6th
25 Street, shows the modification to the bridge locations and the

1 opening of Tapscott Street, creating a better urban design
2 condition and a stronger link to parcel 2 and Gallaudet University
3 beyond, while also increasing access to light and air for units
4 long Tapscott Street. And the image on the left, as seen from
5 5th Street and the Market District side, maintains an iconic
6 moment for the project that will be part of its architectural
7 identity.

8 And with that, I'll hand it over to Zenobia from our
9 landscape architecture team to discuss the site and open space
10 design. Thank you.

11 MS. TAYLOR: I'm sorry. While we have a second and
12 we're switching, could we also spotlight the other interpreter,
13 Allison. Thank you.

14 MS. MECKLEY: My apologies. I'm having a little bit
15 of trouble with my video but good afternoon. My name is Zenobia
16 Meckley. I'm the landscape architect on the team. And we'll be
17 walking you through some of the updates to the landscape and open
18 space plan.

19 Next slide, please.

20 CHAIRPERSON HOOD: Can you -- Ms. Meckley, can you hold
21 a second. I want to make sure the interpreter is fine.

22 MS. MECKLEY: Sure.

23 CHAIRPERSON HOOD: Are we okay --

24 MS. MECKLEY: Sorry.

25 CHAIRPERSON HOOD: -- interpreter?

1 Ms. Taylor, are we okay? Do we need some time?

2 MS. TAYLOR: I'm not --

3 MS. SCHELLIN: I've got both interpreters up.

4 MR. YOUNG: Yeah.

5 CHAIRPERSON HOOD: Okay. I don't see them. Okay.

6 Okay. All right. Are we good?

7 MS. SCHELLIN: We only have one up. We need both up.

8 CHAIRPERSON HOOD: You're right. Yeah. Let's make
9 sure we have that correct. So we don't want anybody --

10 MS. SCHELLIN: It's Allison Ray and Tiffany.

11 Paul, do you see?

12 MR. YOUNG: (No audible response.)

13 MS. SCHELLIN: He has to do the layout differently.

14 There we go.

15 CHAIRPERSON HOOD: There we go. Thank you.

16 MS. RAY: Thanks, everyone. Sorry about that. Thank
17 you.

18 MS. TAYLOR: Thank you. Sorry. I got kicked out for
19 some reason. So sorry about the interruption.

20 MS. MECKLEY: Okay. I'll read through the slides below.

21 Can everyone see the screen?

22 (No audible response.)

23 MS. MECKLEY: Okay. Great.

24 So starting with our stage one approved landscape plan,
25 you'll see that a lot of the elements in this plan repeat in the

1 updated plan on this slide. There are streetscapes along 5th and
2 6th Street, and then a series of landscaped spaces that run east-
3 west across the plan, creating a cohesive and connected fabric
4 between Union Market and the University. And some things to note
5 on this plan before we move on to the updated plan are the
6 original alignment of Tapscott Street, which is to the north of
7 parcel 2; the original Gateway Plaza, which is at the corner of
8 6th and Florida; and the original Promenade which is directly
9 opposite of the parcel 3 alley. (Indiscernible).

10 Next slide, please. So conceptually, this updated plan
11 is consistent with the approved plan. The design was conceived
12 as a connected fabric between the University and Union Market
13 neighborhood across 6th Street. And as such, it includes
14 pedestrian focused streetscapes especially along 5th and 6th.
15 You can see even in this sort of high-level plan, the clear and
16 distinct zones for pedestrians and cyclists with lush plantings
17 and shade trees flanking the street. There is the raised crossing
18 that runs from Tapscott and Neal Place, which will enhance the
19 pedestrian connections from the neighborhood to the University.
20 Also, included are (indiscernible) retail corridors and
21 streetscapes designed to accommodate that, that retail
22 programming actually at Tapscott Street. We have passive green
23 space specifically at the Green Finger and an active pedestrian
24 plaza at Neal Place.

25 Some of the changes include, as mentioned previously,

1 | the shift of the Gateway Plaza to Creativity Way. This creates
2 | an anchor from those east-west connections from 6th Street to the
3 | campus. Also, we'll talk more about this in the next hearing,
4 | but we will be working in coordination with the design team at
5 | Gallaudet University to develop a cohesive set of materials that
6 | will give you a signal from 6th Street. That Creativity Way is
7 | beyond to these connections. There have been refinements, but
8 | no significant changes at Morse Street, the Green Finger and Neal
9 | Place. And those refinements at Neal Place have been developed
10 | in collaboration with the adjacent property owners at the Union
11 | Market building. And finally, the -- as mentioned previously,
12 | the alignment of Tapscott Street, so that it is continuous from
13 | the University across the 6th Street, cutting through the parcel
14 | 3, building.

15 | Next slide, please. So here, we have an enlargement
16 | of Tapscott Street. And this sort of illustrates that
17 | conceptually -- this is still a circulation corridor that really
18 | prioritizes the pedestrian even with the introduction of
19 | vehicular traffic. We have generous walkways at 10-feet wide.
20 | And all crossings are clearly marked with continuous paving,
21 | where we have the loading on either side, and then a specialty
22 | paving that creates a connected corridor between the buildings.
23 | You can also see here, the green space that's added to the north
24 | of the parcels that extends division from Neal Place.

25 | Next slide. In consideration of BPR comments, our

1 design includes several elements that are typical of an open
2 space. Our plant palette will include pollinator, attracting
3 species that are needed. The plantings will be very lush and
4 welcoming and will create a really comfortable pedestrian
5 environment, also including several shade trees that line the
6 street and create a nice buffer between the pedestrian and the
7 vehicular traffic. And finally, we're including distinctive
8 custom benches that will be designed with backrests and armrests
9 to create a maximum accessibility and comfort. Unless there are
10 questions, I'm going to pass off to Erwin Andres for
11 transportation related changes.

12 MR. ANDRES: Good evening, Chairman Hood, and members
13 of the Zoning Commission. For the record, my name is Erwin Andres
14 with Gorove Slade Associates.

15 Can you advance to the slide, please? I just want to
16 go quickly through the transportation related changes associated
17 with the first-stage PUD and our proposed second stage. I believe
18 my colleagues on the design team have done a very thorough job
19 identifying what the specific changes are, so I'll just go through
20 all the transportation changes. So relative to parcel 2, the
21 main parcel 2 changes consists of the cycle track, which, as part
22 of stage one, was actually located in the 6th Street right of
23 way within the court way, and now it's been relocated to the east
24 side of 6th Street as part of that streetscape. The development
25 of the pedestrian only Creative Way, the realignment of Tapscott

1 with the parcel 3 alley, and that also includes the new speed
2 table, which has been identified as an amenity, as well as lay-
3 by for pick-up and drop-off. Loading has been moved to the
4 internal side streets and we've added some additional EV
5 stations. Similarly, on parcel 3, we've designated Tapscott as
6 an eastbound only roadway that connects 5th Street with 6th
7 Street. There's shared alley access to the loading, which used
8 to come off of 6th Street, but now is extended and is shared with
9 some of the other users from Morse Street. In addition to that,
10 there's an entry on 5th Street to the parking garage that allows
11 for access for the entire block. And we are also adding
12 additional EV stations within parcel 3.

13 Next slide. Based on the changes associated with the
14 different development programs going from the approved PUD to our
15 current proposal, there is a net reduction in the number of trips,
16 given that we are removing certain elements of the traffic
17 generation that does generate most of the trips. So in that
18 respect, our conclusions are similar to the stage one, the
19 original approved PUD; however, we did coordinate our analysis
20 and some of the design elements with DDOT. And as part of their
21 review letter dated October 25th, 2021, where we agree with most
22 of them -- actually, all of the recommendations, there is one
23 recommendation, where we've identified a revised condition where
24 the speed table on 6th Street is either approved or money in the
25 amount of \$150,000 is contributed to the Transportation

1 Mitigation Fund. I can go into additional detail if you'd like,
2 and I'm available for questions. Thank you. I'm going to turn
3 it over to Christine.

4 MS. RODDY: Thank you. That concludes our
5 presentation. And just to clarify that we did discuss that
6 revised edition with DDOT, and they do not have any objections
7 to it. So we are happy to take questions. Thank you. I'm sure
8 you have some.

9 CHAIRPERSON HOOD: Okay. Thank you all for your
10 presentation. There are a lot of moving parts to this. I
11 appreciate you really covering the topics that have those changes
12 from our original community. So thank you all for the
13 presentation. I'm having to switch back and forth to see where
14 everyone is.

15 So Commissioner May, you have any questions or
16 comments?

17 COMMISSIONER MAY: Yeah, but not a lot, because I think
18 number of the questions we're addressing for the responses from
19 the applicant in their presentation. And I'm paying a little bit
20 of catch up because unfortunately, I thought I had downloaded the
21 recent stuff, but there are a few things that -- I apparently
22 only got two today. So it was 31, 32, I'm trying to get caught
23 up on.

24 I guess the first question or concern that I have is
25 about Creativity Way. And I just want to understand a little

1 bit better, how that can be considered an amenity of this project
2 given the displacement and the concerns about how it connects
3 with the rest of the neighborhood. So if somebody could walk me
4 through that again and maybe you've already covered some of this
5 stuff in your presentation, but if you don't mind walking through
6 it again for me, because I'm trying to absorb a lot here.

7 MS. RODDY: Sure. Your concern just to clarify is the
8 connection -- connectivity with parcel 2 (audio interference) 6th
9 Street?

10 COMMISSIONER MAY: No. My concern is more generally
11 the connection between Creativity Way and the neighborhood,
12 however that is done. How is it that this is an amenity for the
13 neighborhood as opposed to simply just a campus future?

14 MS. RODDY: Sure. If we could pull up one of the
15 earlier slides from Sam's presentation. It'd be back at the very
16 beginning.

17 COMMISSIONER MAY: Is there a particular slide number
18 we should be looking at?

19 MS. RODDY: I'm sorry, I don't have the slide number
20 in front of me, but there's an aerial that is Creativity Way and
21 it's showing the connections -- there are connections at Morse
22 Street at the Green Finger and at Tapscott. And we can look at
23 this one here. We have Morse, the Green Finger and Tapscott,
24 and Creativity Way runs from the southern side of Tapscott down
25 to Morse. And so there will be -- we had one of the sheets in

1 Sam's presentation showed the connections down each of those area
2 ways that would provide a visual connection to guide people to
3 Creativity Way. We'll have wayfinding. It's slide 5. There
4 are wayfinding guides that we've notated on our plans to show
5 people to let them know which way is the best way to go. And we
6 would also be using pavers as was indicated, we'd be coordinating
7 paver use on Tapscott and Morse to coordinate with that of
8 Creativity Way to indicate that there was a connection there.

9 Though -- and you can see here that the ground floor
10 of the building on 2, building 2 would be immediately abutting
11 Creativity Way. But the idea is to create these connections and
12 Morse Street on the southern side here. And then you can see
13 the other connections, there are visual points at each of those.
14 You can see here, and I think that in the rendering on the
15 previous slide shows that there is a -- right here, yes. Thank
16 you. Down each of these roadways, and these are all from 6th
17 Street, show that there is a visual connection. And so with the
18 wayfinding guides, they would help guide people from the Market,
19 which is aligned there to this amenity.

20 MR. SWILLER: Yeah. And if I may add, it really comes
21 down to the quality of the space. Our biggest concern with the
22 Gateway Plaza being so close to 6th Street and Florida would not
23 be conducive to a park. Without being overly blunt about it, it
24 would be basically, you'd have seating looking at a gas station.
25 And I understand that, you know, development moves forward and

1 | maybe that won't be a gas station in the future. But we just
2 | couldn't envision that being a place where people felt warm and
3 | welcome and ready to, you know, engage the Gallaudet community.
4 | I mean, we have one chance to make a good impression on new
5 | visitors. And that just -- it just wasn't the one that we thought
6 | would work.

7 | But when you have the opportunity to create this, truly
8 | timeless park that's a little bit removed from traffic, has
9 | furniture throughout, has flower gardens throughout, has these
10 | portals that Christine referred to throughout, has opportunities.
11 | I mean, we're going to point all these out in the next
12 | presentation. In fact, maybe I should say, Commissioner May,
13 | maybe just hold on to that question and let us show you how great
14 | Creativity Way can be.

15 | COMMISSIONER MAY: That's not really my concern. I
16 | mean, it's -- it certainly is apparent that it has been designed
17 | to be a lovely place. The question is whether it's truly an
18 | amenity for the neighborhood or whether it's an amenity for campus
19 | resident, or is it just sort of a connecting space that serves
20 | primarily the campus community. So, I mean, that -- it's those
21 | aspects of it. You know, I mean, a lot of what I've heard tonight
22 | are things that I've read or seen in the presentation before.

23 | Let me ask a different question. There was discussion
24 | of gates and when things would be open. Can you run me through
25 | where there might be gates, control (indiscernible) to the

1 campus?

2 MR. SWILLER: Paul, go to the previous slide, please.

3 Yeah. And so you have Tapscott Road, Morse -- I'm
4 sorry, Tapscott Street, Morse Street and then in the middle is
5 what's being called Green, the Green Finger. As you walk from
6 west to east, there will be gates as you get to the far side of
7 Creativity Way. And then there will be -- those gates will kind
8 of set a hard closure, but then you will have softer gates on
9 the east side of Creativity Way between parcel 2 and parcel --
10 I'm sorry, parcel 2 and Creativity Way. Those gates are intended
11 to be open from 6:00 a.m. to 10:00 a.m. So really, we're trying
12 to make it as accessible as possible.

13 COMMISSIONER MAY: You said 6:00 a.m. to 10:00 a.m. I
14 assume you meant 6:00 a.m. --

15 MR. SWILLER: Oh.

16 COMMISSIONER MAY: Yes.

17 MR. SWILLER: I'm sorry. It's 6:00 a.m. to 10:00 p.m.
18 Yes.

19 COMMISSIONER MAY: Correct. Okay.

20 MR. SWILLER: I think I understand your concerns
21 because it's hard to feel like if you're walking down 6th Street,
22 you notice it. But what we really are going to emphasize is the
23 portals kind of draw people on to the campus. And then you will
24 have wayfinding. We're going to be telling a lot of stories
25 through our wayfinding. One of the ideas we're working with is

1 | having our gestural (indiscernible), which is basically codifying
2 | gestures from all over the world. Just say simply, you know,
3 | the most easiest example is the hello sign. It's internationally
4 | understood. But there's a way to take those gestures and imprint
5 | them into the surface so that people can get pulled onto campus.
6 | I mean, we are not going to be succeeding if people don't come
7 | on to Creativity Way. Our goal is to be able to share our story
8 | and our experience.

9 | COMMISSIONER MAY: And I mean, I think that's what --
10 | that's part of what the concern is right, that we make sure that
11 | it is a fully public space. I'm still confused about the gates
12 | and sort of a security line. I saw in one of the presentations
13 | that there was a white dashed line. I can't point to where it
14 | is, but a white dashed line that was along the east side of
15 | Creativity Way that was depicted as the security line. Is that
16 | -- I mean, will there, in fact, be integrated into the design of
17 | this a fence along that west side, is that where you're talking
18 | about the hard gates?

19 | MR. SWILLER: The fence on the west side is one that's
20 | going to be open every morning at 6:00 a.m. and close at 10:00
21 | p.m. So the more -- the harder gate, it's going to follow the
22 | same hours, but we all reserve the way. I just noticed that you
23 | may be looking at an older version of our drawings. I'm sure
24 | that we clearly, it's -- could be. I apologize. May I ask if
25 | ever --

1 COMMISSIONER MAY: No, that's okay.

2 MR. SWILLER: -- can we hold this question to the campus
3 plan amendment presentation?

4 COMMISSIONER MAY: Yeah, I guess. I mean, I really
5 just am trying to -- because I'm like now totally confused about
6 where there are gates and where there are fences. It's
7 encouraging to know that it's 6:00 a.m. to 10:00 p.m., whatever
8 the gates are, because that's more -- a more reasonable period
9 of time when people might be there. I do think -- I mean, I
10 guess we have views into like down Tapscott and down the Green
11 Finger and down Morse.

12 MR. SWILLER: That's correct.

13 COMMISSIONER MAY: All right. Then that's -- those are
14 all toward the campus, right, or are they toward 6th Street
15 exactly?

16 MR. SWILLER: Those are all views towards Olmsted Green
17 and on to College Hall or gym (phonetic). Yes.

18 COMMISSIONER MAY: Yeah.

19 MR. SWILLER: I would say that the simplest answer is
20 that along Tapscott, Morse and the Green Finger, there will be a
21 gate that will be open. So right between the boundary between
22 parcel 2 and Creativity Way will be a gate that's open from 6:00
23 a.m. to 10:00 p.m. There's going to be a second line of gates
24 that will allow us to -- if we wanted -- if there's a public
25 event that wants to run later, we would still have a secure

1 campus. But it's more just to make sure, you know, the safety
2 of our students are maintained, so that harder gate is going to
3 be a more secured gate to keep public traffic, you know, on campus
4 during business hours, if you will.

5 COMMISSIONER MAY: So --

6 MR. SWILLER: Again, I don't really think --

7 COMMISSIONER MAY: Is there a reason -- no, that's
8 okay. I mean, I think you're trying too hard to imagine what my
9 question is. So let me try to be as direct in my questioning as
10 possible.

11 MR. SWILLER: Please do.

12 COMMISSIONER MAY: I guess, let me back up just a step.
13 You made a reference to a secure campus. So the Gallaudet campus
14 is a bit unusual in that there is a fence around the entire
15 perimeter.

16 MR. SWILLER: Correct.

17 COMMISSIONER MAY: Can you explain why that is, because
18 other universities in town don't have that?

19 MR. SWILLER: Sure. It is something that dates to all
20 the way back to the very founding of Gallaudet. When Gallaudet
21 was first established, it was a place where, you know, it was
22 called the Columbia School -- Institute for the Deaf and Dumb,
23 and it was an asylum for many students where their families, or
24 if they didn't have families, they would get (indiscernible), and
25 it was basically a place to keep them. Over the years, you know,

1 | we have fought for our presence in our society, and we have fought
2 | for our rights in our society, so that we're now in a place where
3 | -- even though we're trying to engage the world, many of us are
4 | making -- are concerned with engaging the world on equitable
5 | terms. So that -- President Cordano kind of touched upon it,
6 | that we want to be able to have all the people come to our campus,
7 | but we want you to come here understanding that this is a place
8 | where sign language is the language of preference. And there's
9 | just some concern that if we were just tear down the gates
10 | immediately, we would lose that vibrancy and our language. We
11 | will get overwhelmed. But I will say that the gates are an
12 | ongoing compensation for our community. There are many members
13 | who want to see the gates come down. It's more symbolic and --
14 | it's more symbolic than anything.

15 | COMMISSIONER MAY: Okay. All right. Well, I'm not
16 | sure where I stand on whether there should or should not be gates.
17 | And certainly, there are complicated aspects of this that are
18 | well beyond the expertise of the Zoning Commission, or most of
19 | us.

20 | MS. RODDY: I don't want to jump in. I want to just
21 | jump in, but Sam can correct me if I'm wrong. There are serious
22 | security concerns, also particularly with respect to vehicular
23 | traffic that would be coming onto a campus where the population
24 | is largely deaf or hard of hearing. So that is also another
25 | reason why the impetus for providing the gate and the markers

1 here.

2 COMMISSIONER MAY: Right. But there are lots of ways
3 that you can keep vehicles from coming onto campuses. That
4 something that is very common across other campuses in the city
5 that don't require fences that keep people out.

6 MR. SWILLER: Yeah. I need to I need to point out that
7 we have a K through 12 program on our campus, and there are
8 federal requirements on how we provide the safety for those
9 children. So a very good example is we have a gateway on the
10 West Virginia side of campus. And very often, we had this issue
11 of people using that as a shortcut to get to what is now Union
12 Market, but it was just to get closer to Union Station. And
13 there were several incidents of close -- of car accidents in
14 which students were at risk. So I think the University is very
15 mindful of, you know, the fact that it's somewhat of a gem in
16 the city and that, you know, where there's not a lot of green
17 space around and you want that to be celebrated and cherished,
18 but we have to put the safety of those students first.

19 COMMISSIONER MAY: Yeah. I understand that, and I'm
20 not suggesting that you throw the gates open for vehicles to be
21 criss-crossing the campus. I'm just trying to understand what
22 your security objectives are here and how they manifest
23 themselves along Creativity Way, right. And that's really what
24 it comes down to because it's not -- it's really not apparent in
25 any of the drawings where any fences are or what they are like,

1 and it is a component of the -- it is one part of the question
2 of how Creativity Way becomes a community amenity as opposed to
3 just a university amenity.

4 MR. SWILLER: I appreciate that. Alastair Hall is
5 going to present on the campus plan and will have a moment to
6 point out the gates to you.

7 COMMISSIONER MAY: Okay.

8 MR. SWILLER: But your question is very well received,
9 and I hope we can answer it to your satisfaction before the night
10 is over.

11 COMMISSIONER MAY: Sure. Thank you. And the only
12 other observation I have is that it would be, you know, some of
13 the things that you've talked about, you know, the approach to
14 paving and making the passages welcoming and things like that.
15 Those are -- those can be useful tools for drawing people in.
16 But one of the other things, and this is pretty basic, you know,
17 kind of architecture 101 is having, you know, seeing something
18 at the end of the passage that draws you in. Historically, you
19 know, that's where it's -- I mean, it's the whole design of
20 Washington, right? We have circles and squares, and they were
21 designed to have -- to receive monuments. I mean, we won't get
22 into the question of who's commemorated in those monuments, but
23 the whole idea that you can, you know, you see these things in
24 the distance and that it draws you from one to the next. And
25 that's again, I mean, it's literally, for me, it was like the

1 very first design assignment when I was in architecture school.
2 It's pretty basic stuff, and that they be embedded in what we
3 are seeing. But what I'm seeing mostly is a lot of pretty flowers
4 and a lot of happy people. And I'm not seeing what's, you know,
5 what's at the other end of these passages. And I feel like there
6 may be things there, but it's -- in order to draw people in,
7 there has to be something to pull them. And maybe that means
8 what's there along the way is a little bit less fancy and what's
9 at the end is more exciting.

10 MR. SWILLER: Yeah. And I would say you're heading
11 right where I feel Gallaudet is really trying to do its level
12 best. I mean, we're taking this risk, if you will, to create a
13 space that will draw people in at the expense of a park that was
14 really kind of separate from the campus. And, you know, anyone
15 can make a successful park, if all your objective is just to
16 create a place for people to sit and eat their sandwiches and,
17 you know, maybe put a couple water fountains for people to run
18 through any -- I mean, that's not hard to do. We're trying to
19 achieve something much more profound. We're trying to achieve
20 something where when people come on to the campus, they're in a
21 sacred place. And it's not just a sacred place to celebrate
22 Gallaudet, but it's a sacred place to celebrate our common
23 humanity. And so that when you're on our campus, you recognize,
24 okay, this is a space that's built for me to come together with
25 people that are slightly different from me, and they're signing

1 and I -- it's my responsibility, I would say, to be mindful that
2 they are signing and try my best to sign. Because if we can
3 make, you know, just a few people more openminded about signing,
4 then we will have done so much more than any park because we're
5 creating a place where Gallaudet can feel comfortable. The
6 students can feel comfortable in their own skins. And really,
7 you know, create -- it goes both ways. We have students who come
8 to our school having never really been in a hearing environment.
9 And we are sort of like their last chance to take risks and go
10 out in the hearing world. And so in many ways, Creativity Way
11 is kind of like an experiment zone, where they can go out and
12 engage hearing people on, you know, safe terms, and then they can
13 go out into the world. So it works both ways sometimes. But the
14 last point I want to make -- I'm sorry. Go ahead.

15 COMMISSIONER MAY: No. I was just going to say we've
16 -- I think we've exhausted this topic. And I don't -- I'm going
17 to pass on any other questions that I have and just assume that
18 my colleagues will ask -- answer or ask the other questions that
19 I hope we get into.

20 MR. SWILLER: I want to make one quick last point, and
21 I do appreciate your concern. But the last point is that you
22 made about having these features pull people into campus. And
23 you talked about the circle being a place for monuments. In the
24 deaf community, the circle is actually one of the most important
25 symbols because it's a place where when we sit down and have

1 | conversations, we do better when you can see everyone in
2 | conversation and to form a circle. And so you see in the future
3 | -- I mean, in slides, we show you next how we try to celebrate
4 | that and try to draw people in with that. But I want to say,
5 | I'm not fully answering your question and I will keep trying.

6 | COMMISSIONER MAY: That's okay. I'm going to let
7 | somebody else ask some questions for a while. Thank you.

8 | CHAIRPERSON HOOD: Okay. Thank you. Commissioner
9 | Shapiro.

10 | COMMISSIONER SHAPIRO: Yes, sir. Actually, it is a lot
11 | to digest, and I agree with Commissioner May that has, you know,
12 | in part that means that I just have sort of broad questions at
13 | this point. But if you could -- this may be for Mr. Andres or
14 | maybe for you, Mr. Swiller, but can you pull up -- I just want
15 | to get a sense of the pedestrian connection again with Union
16 | Market, 6th Street, all that and how that flow is going to work
17 | because I'm having a little trouble wrapping my head around it.

18 | So Paul, if you could -- hope we have that one.

19 | MR. ANDRES: Great. Thanks for your question,
20 | Commissioner Shapiro. I believe Mr. Young will be bringing up
21 | the -- actually, Mr. Young, if you can show one of the slides
22 | that shows the 6th Street layout. And essentially, we can go
23 | through -- I'm not sure which one.

24 | COMMISSIONER SHAPIRO: Yeah. Mr. Andres, I mean, you
25 | know, it's helpful --

1 MR. ANDRES: Yeah. If you can go to the end really
2 one of my slides.

3 COMMISSIONER SHAPIRO: When you talk about it, Mr.
4 Andres, if you could help me understand --

5 MS. RODDY: I believe --

6 COMMISSIONER SHAPIRO: -- how --

7 MS. RODDY: -- it's slide 34.

8 MR. ANDRES: Actually, this -- actually, potentially
9 the one -- is there one before this? No. If you can focus, Mr.
10 Young, on the right hand graphic. You can zoom in. That would
11 be very helpful.

12 COMMISSIONER SHAPIRO: I'm zooming in. Can you hear
13 me okay?

14 MR. ANDRES: (No audible response.)

15 COMMISSIONER SHAPIRO: Mr. Anders, can you hear me?

16 MR. ANDRES: Okay. Great.

17 COMMISSIONER SHAPIRO: Can you hear me?

18 CHAIRPERSON HOOD: Commissioner Shapiro, we can hear
19 you.

20 MR. ANDRES: So Commissioner Shapiro, what we have here
21 relative --

22 COMMISSIONER SHAPIRO: I don't think he can hear me.

23 MR. ANDRES: -- to the pedestrian environment that
24 we've created --

25 CHAIRPERSON HOOD: Mr. Andres.

1 MR. ANDRES: -- both along 6th Street as well --

2 CHAIRPERSON HOOD: Mr. Andres.

3 MR. ANDRES: -- as the connections --

4 CHAIRPERSON HOOD: Mr. Andres, can you hear me?

5 MR. ANDRES: -- from both sides of 6th Street --

6 CHAIRPERSON HOOD: Hold on a minute.

7 MR. ANDRES: -- we've had identified essentially an
8 area where there is going to be a raised speed table essentially
9 where there is -- if you notice the parcel 2-A-2. So in that
10 vicinity --

11 CHAIRPERSON HOOD: See if you can catch us --

12 MR. ANDRES: -- it is where we are --

13 CHAIRPERSON HOOD: Actually, I'm (indiscernible) --

14 MR. ANDRES: -- envisioning (indiscernible) to be able
15 to allow --

16 CHAIRPERSON HOOD: -- (indiscernible).

17 MR. ANDRES: -- where vehicles to understand --

18 COMMISSIONER SHAPIRO: Paul, can you hear us?

19 MR. ANDRES: -- realize that they are in a highly
20 pedestrian on the zone.

21 COMMISSIONER SHAPIRO: Ms. Roddy, can you text him?

22 MR. ANDRES: In addition to that --

23 CHAIRPERSON HOOD: I don't Ms. Roddy. I think they're
24 in the same room. Yeah.

25 Mr. Andres, can you hear us?

1 MR. ANDRES: Hello. Am I --

2 CHAIRPERSON HOOD: Can you hear --

3 Can anybody on that team hear us?

4 MS. RODDY: Yes, I can hear you now. What's the
5 (indiscernible)?

6 CHAIRPERSON HOOD: First of all, Commissioner Shapiro
7 was trying to get Mr. Andres' attention, but he doesn't seem to
8 be hearing us. Can you hear us, Mr. Andres?

9 MR. ANDRES: Yes, I can hear you. Can you hear me?

10 CHAIRPERSON HOOD: Yeah.

11 Commissioner Shapiro, see if you can hear Commissioner
12 Shapiro.

13 COMMISSIONER SHAPIRO: Hey, Mr. Andres, can you hear
14 me?

15 MR. ANDRES: Yes. Now, I can hear you.

16 COMMISSIONER SHAPIRO: Okay.

17 CHAIRPERSON HOOD: Okay. There we go.

18 COMMISSIONER SHAPIRO: So apologies, but technology
19 messes with us. What I'm trying to get at is -- and it is not
20 what you are putting before us. But I'm trying to understand
21 how this connects with the existing development at Union Market.
22 So I understand what the -- instead of natural pedestrian flow
23 is going to be like from the neighboring properties.

24 MR. ANDRES: Okay.

25 COMMISSIONER SHAPIRO: So I'm trying to figure out is

1 | there anything that you have that could help me make sense of
2 | that?

3 | MR. ANDRES: So the -- I think we can focus on sort of
4 | the graphic to the right to the edge of Union Market, which is
5 | sort of the north -- sort of the front door of Union Market where
6 | today people typically sit outside and have their food is just
7 | off to the screen to the right. And if you see that dimension
8 | 256.10, that is essentially the area where, you know, where it's
9 | commonly known as the place where there are people usually sitting
10 | outside and on the existing benches. In order to access the
11 | other side of 5th Street, what they would do is they would come
12 | down to 6th Street, turn right, and then cross at the crosswalk
13 | that's currently at the intersection of Tapscott and 6th Street.
14 | And then that area is going to be emphasized as a highly
15 | concentrated pedestrian environment that feeds into the speed
16 | table that we've identified on the graphic, so I hope that helps
17 | Commissioner.

18 | COMMISSIONER SHAPIRO: It does. And again, it's the
19 | point that you're beginning to make, and it might be helpful for
20 | -- maybe you have it somewhere, Mr. Andres, but it would be
21 | helpful for me to have some kind of illustration that sort of
22 | helps me to make sense of that broader pedestrian flow, how this
23 | is integrated into what's already there.

24 | MR. ANDRES: Understood. We have --

25 | COMMISSIONER SHAPIRO: We don't usually ask you to draw

1 | what's outside your boundaries. It's like, that's where the
2 | dragons are. But in this case, I think it's just -- because so
3 | much of what you're presenting is about how you're going to be
4 | integrating this into the rest of the community there. And this
5 | is an incredibly vibrant area and with a complicated design.

6 | MR. ANDRES: Understood. And then maybe if there's
7 | -- if we can scroll up through the landscape slides. Zenobia,
8 | I'm not sure if you can provide some context to your slide.

9 | MS. MECKLEY: I think maybe slide 31, might be helpful.
10 | It doesn't. It doesn't, as you mentioned, Commissioner Shapiro,
11 | in a full context, but it does give you a broader view (audio
12 | interference).

13 | COMMISSIONER SHAPIRO: Yeah. And --

14 | MS. MECKLEY: So you can see --

15 | COMMISSIONER SHAPIRO: -- actually, Ms. Meckley, I
16 | really do want the broader context.

17 | MS. MECKLEY: Yeah.

18 | COMMISSIONER SHAPIRO: So it's fine, I mean, this is
19 | what you've provided is what is normally provided. I'm just
20 | asking for a little bit more because that broader context, I
21 | think, is important to our making sense of this project.

22 | MR. ANDRES: Okay. So Commissioner, we can prepare a
23 | graphic that that would help illustrate the pedestrian
24 | circulation and the paths associated with all of that.

25 | COMMISSIONER SHAPIRO: Bike -- pedestrian bike, where

1 | it intersects with cars, but really focus on the bike connection.
2 | And that's Mr. Chair, at this point, that's the only question
3 | that I have. Other things may come to me as I digest it, so I'll
4 | leave it at that. Thank you.

5 | MR. ANDRES: All right. Thank you, Commissioner.

6 | MS. RODDY: Commissioner Shapiro, if I could just also
7 | note that the submission in Exhibit 16 of the record includes a
8 | circulation plan that does walk through the -- where the bike
9 | paths are, the roadways and the direction of the roads, which
10 | ones are one-way, two-way and as well as the pedestrian paths.

11 | COMMISSIONER SHAPIRO: Can you bring it up?

12 | MS. RODDY: I'm sorry?

13 | COMMISSIONER SHAPIRO: Can you bring it up?

14 | MS. RODDY: It's Exhibit 16. It's not part of the
15 | PowerPoint presentation.

16 | COMMISSIONER SHAPIRO: Okay. I'll look at it then,
17 | that's fine.

18 | MS. RODDY: We can be sure to include that in our
19 | presentation for our next present -- our next hearing.

20 | COMMISSIONER SHAPIRO: Okay. Thanks, Ms. Roddy.

21 | Thank you, Mr. Chair.

22 | CHAIRPERSON HOOD: Okay. Thank you.

23 | Ms. Roddy, I do have an ask before we go to Commissioner
24 | Imamura. I do have a question to ask. There are a lot of moving
25 | parts, as I stated earlier. And I know that we have -- what we

1 approved first and what's being proposed now and it's actually
2 all in different places. I think what will be helpful to me, if
3 you can show me where it's all -- every detail that we've approved
4 that's changing. I would like to propose that we put one, put
5 it in one file so we can bring everything together, because this
6 is causing the Commissioners -- this -- fortunately, though, for
7 the city, this is not our only case. And I think this would be
8 very helpful to us. And you already have the information here,
9 but we have to go searching for it. It's in all different places.
10 So if we could do that to accommodate the Commissioners and us
11 and our work, I think that would be very helpful. Even if you
12 have to take a page out of one file and put in another file, if
13 that's not too extreme, I would ask you to do that. And also
14 continue to talk about the -- we know there are a lot of
15 unresolved issues, if you resolve them. Let's put all that in
16 one package or one file, if that's doable, Ms. Roddy. Is that
17 doable?

18 MS. RODDY: Of course. And we also, we would like to
19 keep the record open so that we can capture the comments that
20 we're hearing today as well as part of that comprehensive file.

21 CHAIRPERSON HOOD: Okay. I think that would be very
22 helpful to us. All the things are -- because there's a lot of
23 moving parts in a lot of different places, there's a lot of --
24 as one of my colleagues said, there's a lot to absorb and I think
25 that would help us really be able to focus on exactly what the

1 main issues are and what the unresolved issues are, as you see
2 it.

3 So Commissioner Shapiro.

4 COMMISSIONER SHAPIRO: Yeah. Building on your point,
5 amplifying it a bit. So the file that you're referring me to,
6 I'm, you know, I'm a relatively smart guy. I have no idea where
7 I'm looking for the file. Each (indiscernible) to find, you
8 know, is it this case or the other case, which -- I'm just using
9 that as an example, Mr. Chair, I'm confused as heck.

10 CHAIRPERSON HOOD: And that's probably --

11 COMMISSIONER SHAPIRO: And Ms. Roddy, what were you
12 referring me to or Ms. Meckley, what were you referring me to?

13 MS. RODDY: I was referring you to Exhibit 16-A1 sheet,
14 04.

15 COMMISSIONER SHAPIRO: 16-A1 is on the other case or
16 this case?

17 MS. RODDY: It's this case. They're all under the same
18 case number and Exhibit 16, we separated out the modification,
19 the -- and the second stages from each other.

20 CHAIRPERSON HOOD: Okay. I would like for the file
21 -- let me just say this, Commissioner Shapiro.

22 COMMISSIONER SHAPIRO: Yeah.

23 CHAIRPERSON HOOD: I would like for the file to mirror
24 exactly the order we're dealing with these cases. I think that
25 would be very helpful.

1 COMMISSIONER SHAPIRO: Okay. Thank you, Ms. Roddy.
2 Thank you, Mr. Chair.

3 CHAIRPERSON HOOD: Okay. Commissioner Imamura.

4 COMMISSIONER IMAMURA: Yes. Thank you, Mr. Chair.

5 As Commissioner Shapiro and Commissioner May have
6 expressed, there's a lot to unpack here both at the urban scale
7 and at the human scale, pedestrian scale. I think a lot of the
8 comments that you've heard so far really focused on the human
9 scale or pedestrian scale. I'll try to work my way backwards
10 from some of the comments or concerns that I share with
11 Commissioner Shapiro and Commissioner May. And I'll try to walk
12 backwards in terms of architecture and landscape design, as I
13 share the same sort of question, what is that experience like
14 from Union Market working your way back to Creative Way? I
15 understand there's sort of that raised speed table there.
16 Interestingly, I don't think -- all of the perspectives are all
17 aerial perspectives, nothing at the street level. I think Mr.
18 Murray might have shared an image or two at the street level,
19 but that might be helpful to see, so that way, we have a better
20 understanding of what that experience is like.

21 So what I can say is in terms of the massing revisions
22 along Neal Place, as you all had stepped back the ground floor
23 to a create broader pedestrian experience between Union Market
24 and parcel 3, I certainly appreciate. I can also appreciate the
25 massing revisions that you made in parcel 2 to step back from

1 the campus, reversing sort of those L-shaped configurations. So
2 that seemed to make a lot of sense to me.

3 As we make our way back to Creative Way, I think what
4 Commissioner May was expressing was what is that edge condition?
5 It's unclear to me, and it seems to be unclear to Commissioner
6 May. I'm unclear about what those nodes look like. Perhaps we
7 might hear a little more about that, but you all have talked
8 about these passageways, this visual sort of gateway, but we
9 don't really know what the nodes are or what they look like.
10 What is that experience, what is that -- what does that look
11 like? If we can go to either the perspective for slide 4, taking
12 a look at Creativity Way, I think you'll see the better --

13 Thank you, Mr. Young, for pulling that up.

14 Certainly, in plan view here -- so we know from Denison
15 House, Fay House, and Ballard House, they are sort of situated
16 in the sort of green space here and then a plan west here, you
17 have Creativity Way. But it easily blends into sort of parcel
18 2. In other images, particularly I think in the stage one
19 modification package almost in sort of this cartoon image, it
20 shows Creativity Way sort of isolate -- like independent and so
21 it really pops. But my point is, there's this transition space
22 between the houses and Creativity Way. You lose what that
23 transition spaces between Creativity Way in those two buildings,
24 and it's the edge condition that seems to be obscure, both to me
25 and Commissioner May. So there's sort of that blending there

1 | that I'm a little unclear about.

2 | Also, I think Commissioner May had mentioned, you know,
3 | is this really a community amenity or -- versus sort of private
4 | amenity, and I think in Exhibit 28 in OP's report, the
5 | recommendation paragraph two, they express a similar question as
6 | well. So those are things that I think we all would like to have
7 | answered a bit more clearly. And then I think -- there was one
8 | other comment that really struck me about parcel 1 though, or at
9 | least when describing it in the cultural center, which was "the
10 | generous public realm." And I thought that was really terrific,
11 | but I think what you can see here is that that's not coming
12 | through in plan view, the public realm. So that's something that
13 | really struck me in looking at all of the perspectives and plans
14 | that you all had prepared. It's just not coming through the
15 | public realm. And so perhaps it might just be that we're only
16 | at a very early stage in conceptual design here. But if the
17 | intent here is that this isn't fabricating connectivity back to
18 | the community, really, the essence here is at the pedestrian
19 | level. So those are my comments, Mr. Chair.

20 | MS. RODDY: And we have heard the concerns with respect
21 | to the connections between Creativity Way and the Market, so we
22 | understand that that has not been fully described. And so I
23 | think that if you still share those concerns after the campus
24 | plan amendment presentation, then we'll have an opportunity to
25 | discuss those in more detail during the parcel 2, stage two.

1 COMMISSIONER IMAMURA: Let's resume.

2 CHAIRPERSON HOOD: Okay. Thank you, Commissioner
3 Imamura.

4 Let's see. Vice Chair Miller.

5 VICE CHAIR MILLER: Thank you, Mr. Chairman. I'll try
6 to keep it brief because I want Mr. Young to be able to still
7 get out of here while it's still his birthday today, because I
8 promised him that, and I think I'm about to break a promise again.

9 Anyway, this -- we tried to break up this whole project,
10 I think, in a number of hearings to make it more coherent and
11 understandable, and I'm not sure we accomplished that from what
12 I've seen thus far. But thank you to the applicant's team for
13 your presentation and for all the work that's gone into this
14 case, and related cases. So I'll just focus in on the affordable
15 housing component. I realized that I think I -- well, correct
16 me if any -- I correct me if I'm wrong, and then I have a question.

17 I think there was a decrease from the original -- this
18 is a modification of significance, and one of the modifications
19 says the overall residential has been reduced, I think. And so
20 you increased the affordable housing component of the PUD from
21 10 percent of the gross floor area to 11.2 percent. I guess I'll
22 stop there. Is that correct?

23 MS. RODDY: That is correct. The residential was
24 reduced by about 85,000 square feet. And the Office of Planning
25 had urged us to maintain that level of affordability that was

1 approved in the first stage at 27,098 square feet. And so we
2 have increased the set aside to 11.2 percent in order to do that
3 despite the reduction.

4 VICE CHAIR MILLER: Yes. And so you are maintaining
5 the same amount. Because of that percentage increase, you're
6 maintaining the same amount of affordable housing even though the
7 overall housing has decreased; is that correct?

8 MS. RODDY: That is correct. And the proportion remains
9 the same where 70 percent be set aside at 50 percent and the
10 remaining would be set aside at 80 percent.

11 VICE CHAIR MILLER: And that's to be commended. The 70
12 percent of the set aside at 50 percent medium family income is a
13 greater amount than what would have been required under our
14 regulations, and so that's to be commended. Nonetheless, the
15 Office of Planning still is encouraging the applicant, in their
16 latest report, as is the Department of -- the District Department
17 of Housing Community Development to increase the affordable
18 housing proffer even further. And at least as a minimum to not
19 allow the flexibility, I get -- I think there's a standard
20 flexibility of 10 percent up or down the residential square
21 footage or the IZ footage -- but they were saying that the square
22 foot requirements of the affordable should be a minimum and not
23 be an approximate. Are you okay with going with the Office of
24 Planning recommendation that the square foot requirement on the
25 affordable should be a minimum?

1 MS. RODDY: Yes, we are. And in our latest filing, we
2 did include that language and a proposed condition that would say
3 that it would be a minimum of 57,098 square feet or the 11.2
4 percent, but not to be below 77,000.

5 VICE CHAIR MILLER: Okay. I guess I missed that latest
6 filing.

7 MS. RODDY: I don't know how. There is not enough
8 information just being thrown at you.

9 VICE CHAIR MILLER: I saw the agency comments and your
10 responses. Was it in that Exhibit 30-B, was it there?

11 MS. RODDY: It's the October, I mean November 2nd or
12 second file.

13 VICE CHAIR MILLER: November 2nd, okay. I will look
14 --

15 MS. RODDY: And we'll be discussing that in our
16 (indiscernible) presentation, so we can go through that as well
17 at that time.

18 VICE CHAIR MILLER: Okay.

19 MS. RODDY: But to your question, yes, we are
20 comfortable committing to a minimum level of 77,098, which is
21 what OP requested.

22 VICE CHAIR MILLER: Okay. Thank you very much for
23 that. But at this juncture, you're not increasing the set aside
24 further beyond the 11.2 percent -- beyond the 11.2 percent?

25 MS. RODDY: No. We are proffering still at the 11.2

1 percent. And in part, that's because as you noted that the
2 impacts of the project, as Erwin indicated in his presentation,
3 have gone down because there has been a significant reduction in
4 the residential. Though the flexibility that's being sought
5 through the PUD process was reduced, we are increasing it. We
6 understand that there are being modifications that are proposed
7 here, so that was the impetus for the increase from the 10 percent
8 of the 11.2 percent to capture those modifications.

9 VICE CHAIR MILLER: Okay. I saw -- I heard the dialogue
10 between my fellow Commissioners and you on how Creativity Way
11 will be an asset to the public in addition to the campus, that
12 that was Office of Planning and Department of Parks and Recreation
13 concern that it wasn't enough. Well, I guess I need to just
14 examine that a little further and maybe we'll hear more about in
15 the campus plan case about that. I don't want to -- that there
16 was an exhaustive conversation about that. I don't want to go
17 into that anymore.

18 There was, I think a comment that from Office of
19 Planning the applicant should consider adding open space to the
20 -- additional open space to the PUD such as play structures or a
21 larger open space along -- I don't know. Is that adjacent to
22 Tapscott Street because they didn't consider Tapscott Street part
23 of the open space benefit that you're that claiming as a benefit.

24 Do you have a comment on, or was there already a
25 response to the addition of place structures or stuff for

1 children, the kids? I don't know how many kids are going to be
2 in this neighborhood. Will that --

3 MS. RODDY: Right. OP did include that in their report.
4 It was a comment they received from DPR that as an effort to make
5 Tapscott an open space included in that open space calculation
6 to incorporate certain features. And we have incorporated the
7 chairs that were suggested, the innovative seating, seating with
8 backs that was proposed as well as pollinator gardens, and so we
9 have incorporated that into the design of Tapscott. And so --

10 VICE CHAIR MILLER: Is that -- that's an -- did you
11 present that this evening or the pick-up -- rendering of that?

12 MS. RODDY: We did. In Ms. Meckley's presentation,
13 there is a slide that depicts those items. I just --

14 (Pause.)

15 MS. RODDY: I think you're muted, Commissioner Miller.

16 CHAIRPERSON HOOD: You're on mute, Vice Chair.

17 VICE CHAIR MILLER: Thank you.

18 CHAIRPERSON HOOD: You're on mute.

19 VICE CHAIR MILLER: I was trying to go back and forth,
20 so we don't have a technical glitch.

21 Back to the residential space, how much of that --
22 what's the total square footage of the -- of the 11.2 -- it's to
23 75,000 or 80?

24 MS. RODDY: It's 77,098 square feet.

25 VICE CHAIR MILLER: And how much of that is -- do you

1 have a size breakdown of those units? Is that part of what's in
2 our record in terms of one or two or even three-bedroom units?

3 MS. RODDY: We do have some three-bedroom units
4 included on parcel 2; 25 percent of the three bedrooms on parcel
5 2 would be at the IZ level. I believe -- I don't have the numbers
6 on hand. I think that it's -- 38 percent of the units on parcel
7 2 are two plus bedroom. And I can get you the numbers for parcel
8 3 as well.

9 VICE CHAIR MILLER: Yes.

10 MS. RODDY: We have --

11 VICE CHAIR MILLER: It would be good to see them on one
12 page, about how many units and how many -- the site breakdown
13 and the affordable breakdown. Going between the different
14 parcels, it's -- I don't know. I just haven't absorbed how much
15 it is. So yeah, it would be useful. If you can get the numbers
16 on that, that would be helpful to me.

17 MS. RODDY: Absolutely. And we'll include that as part
18 of the presentation in our stage (audio interference) parcel.

19 VICE CHAIR MILLER: Okay. Thank you. I think that's
20 it.

21 Oh, the LEED Gold. So I guess DOEE -- I think you did
22 a response to DOEE's comment that -- I think you were at LEED
23 Gold for the old LEED Gold as part of the first approved. And
24 now that has been downgraded or whatever. The adjustments in the
25 new ratings, it's your -- all your -- you're only at LEED Silver,

1 I guess. You're not at the LEED Gold, the latest. But they're
2 so encouraging you, and we're recommending ways you might be able
3 to get to it. Can you summarize what your response was to that
4 quickly as to why you can't commit to that -- to the current LEED
5 Gold?

6 MS. RODDY: Sure. I will say that parcel 3 will be
7 certified at the LEED version 4 Gold. Parcel 2 is LEED version
8 4 Silver, which as you noted, it is the equivalent of the LEED
9 Gold that was approved in the first-stage PUD. We have recently,
10 and you'll see this in our next presentation, been able to confirm
11 that we can incorporate solar into both parcels. And so parcel
12 2, while still at the Silver level, will have about 16,000 square
13 feet of solar incorporated on the penthouse.

14 VICE CHAIR MILLER: Well that's a great modification
15 as well, so thank you very much for that. That's it, Mr.
16 Chairman. Thank you, Ms. Roddy.

17 CHAIRPERSON HOOD: Okay. Thank you, Vice Chair.

18 Ms. Roddy, I just have a couple of quick questions and
19 I'm hoping to ask them within the right case. If not, again,
20 that's why I think that case package will be very helpful. I
21 think you already have the material here. We just need it page
22 by page and pointed out in the stacks where they need to be. If
23 you could help us with that.

24 I'm trying to think -- parcel 1 or 2, I'm just trying
25 to get an orientation. I guess I have to throw away my

1 orientation (indiscernible) mirror back, but I'm trying to get
2 an orientation of parcel 1. Is parcel 1 where the parking lot
3 is now, or the parking lot areas? You're on mute.

4 MS. RODDY: Parcel 1 is at the corner of Florida and
5 6th. And so it's the -- it's not the Appleby building -- is the
6 Appleby building, so there -- it's not the parking lot. Parcel
7 3 is a parking lot and that might be.

8 CHAIRPERSON HOOD: Yeah. So parcel 3 is -- one of
9 those -- on the campus property, there is a parking lot because
10 I go to the community park there. And it is right by the baseball
11 diamond, which I'm looking on the renderings that you have. So
12 I think either parking one or two is the --

13 MS. RODDY: (Audio interference).

14 CHAIRPERSON HOOD: -- parking lot. Is it 2?

15 MS. RODDY: It's parcel 2, yes.

16 CHAIRPERSON HOOD: Okay. So my question is -- I know
17 the cars are going to be increased by -- parking is going to be
18 decreased by a hundred or so. And so what again, are we trying
19 to -- where are all those hundred cars going to go? What are we
20 doing? I know we're cutting back parking, but where are those
21 cars want to go? Because as we know now, Gallaudet and 6th Street
22 is -- I'm not going to say a mess. It's very vibrant.

23 MS. RODDY: Right. And there has been significant
24 coordination with the other developers. I'm going to turn it
25 over to Ms. Saclarides so that that we don't (audio interference).

1 MS. SACLARIDES: Are you asking us -- I want to clarify
2 to make sure I'm answering the correct question. So parcel 2 is
3 home to an above grade parking deck that's utilized by Gallaudet.
4 Parcel 3 is that surface parking in front of Union Market.

5 CHAIRPERSON HOOD: Right. I got that. I'm more
6 concerned right now about -- 3's coming up for parcel 2 right
7 now. And the reason why I say that, because parcel 2, we're
8 talking about Creativity Way, which I have my views on that. I
9 heard my colleagues. I'm thinking -- I think Gallaudet's campus
10 is open to the public. I think that's been a benefit. Unless
11 something has changed over the years, Gallaudet's has--
12 Creativity Way, the whole campus has been a benefit. So my issue,
13 though, is I'm concerned about the community when they come over
14 there, they park on parcel 2. They always direct us to parcel 2
15 to park. And with that going away and we're reducing it by a
16 hundred or so parking spaces. I don't know if it's all three
17 encompass it, or just parcel 2. Where are those additional cars
18 going to go?

19 MS. SACLARIDES: Sure.

20 CHAIRPERSON HOOD: Because they can't go on 6th Street,
21 because 6th Street is crowded right now.

22 MS. SACLARIDES: Right. Sam, I thought the parcel 2
23 is only University use, the parking? Am I --

24 MR. SWILLER: It's for University use and for the
25 Kellogg Conference Center. Generally, we have visitors who come.

1 | But Commissioner -- Chairman Hood, we have something like 1,320
2 | parking spaces on campus, and only 70 percent utilization of
3 | those spaces. So we're actually doing -- we're putting in for
4 | the first time a parking management system, which would make us
5 | use those spaces much more efficiently as we reduce the number
6 | of overall parking.

7 | CHAIRPERSON HOOD: Okay. So I think you have answered
8 | my question, but my concern was at first, was where are those
9 | cars going to go? You're right. I know that we are always
10 | directed to park on parcel 2. I've been over there a number of
11 | times and our community always parks there, I guess for the
12 | Kellogg Center. The Kellogg Center is not going away. I hope
13 | not.

14 | MR. SWILLER: Right.

15 | CHAIRPERSON HOOD: So again, we're back to the same
16 | -- but these are not necessarily things that we can flesh out
17 | now. Now, you're putting a management system. I want to make
18 | sure that the campus continues to be community oriented like you
19 | all have been in the past. That's why I have a difference of
20 | opinion on Creative Way, and we'll see how that comes along. I'm
21 | not going to tie up my questions, but I thank you all for your
22 | responses. I don't have a whole lot of questions. I want to
23 | get through this.

24 | And again, Ms. Roddy, I just need to make sure from you
25 | that the package that I'm asking for my colleagues, and I can be

1 produced.

2 MS. RODDY: Yes. And if we could coordinate with
3 perhaps Ms. Schellin in making sure that we are responding to
4 your questions. We want to make sure that we get you the
5 information that you need.

6 CHAIRPERSON HOOD: Okay. And again --

7 MS. RODDY: I'm happy to do whatever you want.

8 CHAIRPERSON HOOD: And again, for the record, I know
9 the information is there. It's just that we go to one file and
10 go to the next file. By the time we get to the next file, we
11 forget, you know, so that would be very helpful, as Commissioner
12 Shapiro and others have already mentioned. I'm not going to tie
13 up -- belabor the point. I think with that piece -- and again,
14 I think you have the information. I'm sure the information is
15 already in here, from what I've heard and from what I've read, I
16 would like for it to be in one place specific to the different
17 cases that we're going to be hearing.

18 Okay. Any follow up?

19 (No audible response.)

20 CHAIRPERSON HOOD: Now, I can't see everybody. So if
21 you're trying to get my attention, I'm trying to get through
22 there. I don't see anybody asking any questions --

23 COMMISSIONER SHAPIRO: No questions, Mr. Chair.

24 CHAIRPERSON HOOD: Okay. All right. Thank you.

25 Let's go to -- Ms. Schellin, do we have anybody from

1 the ANC for any cross?

2 MS. SCHELLIN: I just looked again and did not see
3 either of the names that, you know, Sydelle Moore or Ms. Rhodes
4 that the applicant mentioned.

5 CHAIRPERSON HOOD: Okay. Thank you.

6 Let's go to the Office of Planning.

7 Oh, I'm sorry. Let's go to the Office of Planning and
8 DDOT, but I'm not sure how we bring everybody up. Ms. Schellin.

9 MS. ELLIOTT: Hi there. Good evening, Mr. Chairman.

10 CHAIRPERSON HOOD: Oh. This is -- I'm sorry. I got
11 the name wrong. Yeah. It's a small box. You know what, it's
12 not fair. Don't count that one towards me because there was a
13 small box up in the corner.

14 MS. ELLIOTT: Well, we'll try to forget it happened
15 this time, but be careful. All right.

16 CHAIRPERSON HOOD: All right. Ms. Elliott.

17 MS. ELLIOTT: Thank you, Mr. Chairman. And good
18 evening, Mr. Chairman, members of the Commission.

19 I'm Brandice Eliot representing the Office of Planning.
20 I'm really happy to be here for the first of three Zoning
21 Commission hearings for Case No. 15-24B. So the purpose of this
22 first hearing is to address the modification of significance for
23 the first-stage PUD, for parcels 1, 2, and 3 of the PUD. OP
24 recommends approval of the requested modification of significance
25 as it would not be inconsistent with the maps and written elements

1 of the Comprehensive Plan.

2 The portions of the application that will be modified
3 are provided in OP's report and have been presented thoroughly
4 by the applicant, so I'm not going to spend much time going over
5 those, but I'm happy to answer any questions that the Commission
6 may have about the modifications.

7 We evaluated the PUD and the proposed modifications to
8 a racial equity lens as part of the Comprehensive Plan,
9 consistency analysis. Equity is conveyed throughout the
10 Comprehensive Plan, particularly in the context of zoning where
11 certain priorities stand out. And those priorities include
12 affordable housing, displacement, and access to opportunity.

13 The Comprehensive Plan also recognizes the importance
14 of IZ requirements in providing affordable housing opportunities
15 of varying income levels. The modification would further the
16 development of parcels 1, 2, and 3 with mixed use development
17 that provides market rate, residential, affordable housing,
18 university use, and ground floor commercial development. The
19 project would not result in displacement of residential units or
20 commercial uses. Overall, the development would provide
21 approximately 840 dwelling units and 11.2 percent of the units
22 will be satisfied as affordable units under the District's IZ
23 program. 70 percent would be set aside for households earning
24 50 percent MFI and 30 percent would be set aside for households
25 earning 80 percent MFI.

1 The modification would also provide economic
2 opportunity as parcel 3 would provide 5,000 square feet of maker
3 space at a 10 percent discount to market rate rent. And parcel
4 2 would provide 5,000 square feet of retail dedicated to deaf or
5 hard of hearing entrepreneurs. The modification would provide a
6 safer intersection with the realignment of Tapscott Street and
7 includes pockets of open space that provide connections
8 throughout the project. I hope you will continue to work with
9 the applicant to ensure the open space includes amenities that
10 directly benefit residents of the surrounding neighborhood.

11 So in reviewing this application through the equity
12 lens, we've found that the modification would increase affordable
13 housing opportunities, provide inclusive economic opportunities,
14 and encourage a healthy neighborhood. OP is pleased that the
15 applicant has proffered an increase in affordable housing from
16 10 to 11.2 percent to ensure that the affordable housing benefit
17 of the project is not decreased from the original first stage
18 approval. It also maintains the commitment to deeper
19 affordability that was approved in the first-stage PUD. OP is
20 also pleased with the Tapscott Street realignment, which creates
21 a safer intersection for motorists, bicyclists, and pedestrians.
22 The one concern the OP continues to have regarding the
23 modifications are those that have been proposed for open space,
24 particularly as it relates to Creative Way -- I'm sorry.
25 Creativity Way.

1 Creativity Way will clearly be an asset to those on
2 campus and a feature of the campus plan, but it should not be
3 considered an offsite benefit of the PUD because it does not
4 serve the same purpose as Gateway Plaza was intended to serve,
5 which was included in the first stage, the original first-stage
6 PUD.

7 OP's report includes recommendations from DPR regarding
8 the design of the space that would increase its accessibility and
9 function for the public. We do continue to recommend approval
10 of the modification, however.

11 So with that, I will conclude our presentation, and I'm
12 happy to take any questions that you have.

13 CHAIRPERSON HOOD: Thank you, Ms. Elliott. Before we
14 go to Ms. Elliott, let's go to Mr. Zimmerman. I saw him. Mr.
15 Zimmerman is giving us the DDOT report. Thank you.

16 MR. ZIMMERMAN: Good evening, Chairman Hood, and
17 members of the Commission. For the record, I'm Aaron Zimmerman
18 with the District Department of Transportation.

19 Overall, DDOT is supportive of the applicant's
20 development proposal for parcels 2 and 3, and the other changes
21 in the campus plan and first-stage approval. It is noted that
22 the applicant has agreed to a package of improvements that
23 adequately mitigate impacts of the transportation system and
24 contributes greatly to the quality of the public realm.

25 In our October 25th, 2021, report, we provided a review

1 of the statuses on all of the relevant transportation conditions
2 from the first-stage PUD and recommended that several of the yet
3 to be satisfied ones be carried forward with some revisions into
4 the order for this group of applications. These include the
5 installation of a traffic signal on 6th and Morse, a HAWK
6 pedestrian signal at Tapscott and 6th, a raised pedestrian table
7 on 6th Street, and electric vehicle charging stations. The raised
8 table will replace the previous condition for \$150,000
9 contribution towards a signal at 4th and Penn, which is currently
10 being designed and constructed by another project.

11 As you heard in Mr. Andres's presentation, DDOT and the
12 applicant have agreed in principle on the physical mitigations
13 to be constructed in the TDM plan to be implemented. DDOT looks
14 forward to continuing to work with the applicant to further refine
15 the condition language as proposed in the draft conditions, which
16 is Exhibit 30-C of the of the 15-24B case record. Notably, those
17 proposed draft conditions do not include the TDM plan, which will
18 be added, and DDOT would like to further discuss the timing of
19 the HAWK signal implementation and some other minor changes.

20 So with the finalized condition language included in
21 the final order for this project, DDOT would have no objection
22 to the approval of these PUD and campus plan amendment
23 applications. Thank you.

24 CHAIRPERSON HOOD: Thank you, Mr. Zimmerman.

25 Ms. Steingasser, I see you turned your camera on. Do

1 | you have anything you want to add to what Ms. --

2 | MS. STEINGASSER: No, sir. Thank you.

3 | CHAIRPERSON HOOD: Okay. All right. Thank you.

4 | Okay. Let's see if we have any questions and comments
5 | of either Ms. Elliott or Mr. Zimmerman. Commissioner May.

6 | COMMISSIONER MAY: Just for Ms. Elliott. You know,
7 | basically, what you just reported is very similar to what was in
8 | your written report with regard to Creativity Way. And I'm
9 | wondering in light of the somewhat subtle changes that may have
10 | occurred between you writing that report and the current
11 | presentation with the improvements that they made in response to
12 | DPR's comments, for example, do you see any substantial
13 | difference here, or you still maintain the same concern about the
14 | relative value of Creativity Way versus what we had with Gateway
15 | Plaza?

16 | MS. ELLIOTT: I think we continue to have concerns
17 | about just how visible that space is and how it's going to be
18 | accessed. You know, we're happy to continue working with the
19 | applicants to get to a place where we're comfortable with it as
20 | a public space. We have offered some suggestions that might
21 | improve accessibility, like extending Creativity Way down the
22 | Neal Place extension or down towards Florida. And I think
23 | perhaps, we've heard some really good design suggestions tonight
24 | from the Commission on how to improve that space, and we're happy
25 | to continue working with them and maybe get to a place where we

1 can consider it to be more public and more accessible.

2 COMMISSIONER MAY: Okay. Thank you.

3 CHAIRPERSON HOOD: Okay. Thank you. Commissioner
4 Shapiro.

5 COMMISSIONER SHAPIRO: No questions. Just thank you
6 both for the thoroughness of your reporting. It is very helpful
7 in helping make sense of these complex projects. That's all I
8 have, Mr. Chair.

9 CHAIRPERSON HOOD: Okay. Thank you. Commissioner
10 Imamura.

11 COMMISSIONER IMAMURA: Thank you, Chairman Hood. I
12 have no comments. I just want to echo Commissioner Shapiro, and
13 I thank both of you for your thorough report.

14 CHAIRPERSON HOOD: Okay. And Vice Chair Miller.

15 VICE CHAIR MILLER: Ditto. Thank you.

16 CHAIRPERSON HOOD: Okay. I don't have any questions
17 other than the parcel 3, I do know. Ms. Roddy knows that parcel
18 3 is used for movie night in Ward 5. And, you know, I understand
19 that parking lots in this city are going to be developed.
20 Something's going to happen, but I will just throw that out there
21 for whatever it is worth. Do you have any comment on movie night,
22 Ms. Roddy?

23 MS. RODDY: (No audible response.)

24 CHAIRPERSON HOOD: I respect that you have no comment.

25 All right.

1 So let's go to -- does the applicant have any?

2 MS. RODDY: No.

3 CHAIRPERSON HOOD: Okay. You don't have any comments
4 for the Office of Planning or DDOT?. Okay.

5 I'm thinking -- ANC 5D and ANC 6C. Ms. Schellin, do
6 we have any -- again, let the record reflect, I don't believe we
7 have anyone?

8 MS. SCHELLIN: No, sir.

9 CHAIRPERSON HOOD: Okay. All right. So the other
10 reports -- and I want to thank our legal counsel for also helping
11 to identify a lot of this, which was in there as we went through.
12 We had letters as already has been mentioned from DHCD, D.C.
13 Water, DPR, DOEE, and we already heard the DDOT report. And I
14 think a lot of those were suggestions and comments as they move
15 forward in those respective areas.

16 The report of the ANC. Again, Ms. Schellin, we have
17 no one from the ANC? I didn't see a letter from 6C. Do we have
18 a letter from 6C?

19 MS. SCHELLIN: I only saw a 5D, and I know it did not
20 provide the vote, but they did provide a letter in support.

21 CHAIRPERSON HOOD: And that was Commissioner Rhodes, I
22 believe.

23 MS. SCHELLIN: I thought it was Sydelle Moore, but I
24 may be wrong.

25 CHAIRPERSON HOOD: She's a chairperson. But I think

1 | this one is Commissioner Rhodes. I don't see Ms. Moore's name.

2 | Ms. Roddy, can you help us with this letter?

3 | MS. RODDY: Yes. It's -- Commissioner Rhodes is our
4 | single member district representative and we coordinated with her
5 | to get the letter officially approved and signed by, I believe,
6 | Chairperson Moore.

7 | CHAIRPERSON HOOD: Okay. Can we --

8 | MS. RODDY: It reflects the full ANC's vote -- or I'm
9 | sorry, their vote in support.

10 | CHAIRPERSON HOOD: Right. Could you ask her -- if we
11 | can get the letter amended with the vote? I think our requirements
12 | are that we have the vote. All right. So well, nobody can ask
13 | any questions on the ANC because I gave the report. Okay. So
14 | the ANC is in support. We just want to amend the record so we
15 | can get the vote as required.

16 | Also now, Ms. Schellin, let's go to testimony of
17 | organizations. Let's do this. Organizations or individuals in
18 | support, opposition, or undeclared? I don't believe we have any.

19 | MS. SCHELLIN: I'm sorry. There was only one person
20 | signed up. There was Eric Kerinski (phonetic). And I have looked
21 | a couple times. I do not see him on here. There's one person
22 | on by phone number and that was not his phone number. So again,
23 | he is the only person who had signed up as undeclared, and he is
24 | not on.

25 | CHAIRPERSON HOOD: Okay. So let the record reflect

1 that we've called, and no one has answered the call on
2 organizations or persons in support, opposition, or undeclared.

3 Okay. Ms. Roddy, do you have any rebuttal or closing?

4 MS. RODDY: No. We've heard the comments this evening,
5 and so we will continue to work on the providing information with
6 respect to the connections between the Market and Creativity Way
7 such that we can show you the true benefit of that space.

8 CHAIRPERSON HOOD: Okay. Thank you.

9 Commissioners, any questions or comments? Additional
10 questions or comments?

11 (No audible response.)

12 CHAIRPERSON HOOD: All right. So with that, Ms.
13 Schellin, other than what we've asked for, the record will be
14 closed, and maybe for other things that we deal with, that we
15 may have to come in.

16 The Zoning Commission will be meeting again in about
17 five minutes. We will hear Zoning Commission Case Nos. 12-15C
18 on these same platforms, so we're going to adjourn this hearing
19 and we will be back in about five minutes at the next hearing,
20 so --

21 MS. SCHELLIN: I just --

22 CHAIRPERSON HOOD: Yes.

23 MS. SCHELLIN: Do we want to set dates for the
24 submissions for this portion. We really can't close the record
25 except for this portion since it's all one case. So the record

1 will continue to be open because it's the same case number, same
2 record, just different portions. So with regard to parcels 1 and
3 2, I believe; is that correct, Ms. Roddy?

4 MS. RODDY: This is with respect to 1, 2, and 3, a
5 modification.

6 MS. SCHELLIN: One, two and three. Okay. So with
7 respect to 1, 2, and 3, the record would be closed. If we could
8 get -- because there's so much going on this, I think that if we
9 could get the submissions with regard to what was heard tonight
10 by two weeks, is that enough time for you guys by the 18th and
11 the ANC could respond by the 24th. I'm sorry. Make that the
12 17th since the 25th is a holiday, and the parties respond by the
13 24. And if you could just provide any draft findings of facts
14 and conclusions of law for this portion of the case by the 24th
15 also, that would be great.

16 MS. RODDY: Those dates are fine. I think -- does it
17 make more sense to do one draft at the end of the parcel 2 and
18 3, because there will be only one order for this case?

19 MS. SCHELLIN: Yeah, that's fine. I think that's fine.
20 I just thought that it might be easier for Jake to have some of
21 it up front, but that's fine. And we'll -- we're not going to
22 say when we're going to do final action at this point. I would
23 think it wouldn't be until the December 16th public meeting.
24 That could change, but at this point, that's what we'll look at.
25 It just depends on how things go on the 29th after that hearing.

1 MS. RODDY: Understood. And there's also a map
2 amendment in connection with this modification, so I believe two
3 votes are required.

4 MS. SCHELLIN: Oh, yes. Absolutely.

5 CHAIRPERSON HOOD: Okay. Do we have anything else?

6 MS. SCHELLIN: No sir.

7 CHAIRPERSON HOOD: All right. Everyone, thank you.

8 I want to thank everyone for their participation in
9 this case tonight, and we will see you shortly in about five
10 minutes on Zoning Commission Case No. 12-15C if you care to join
11 us. Thank you, everyone. Good night.

12 (Whereupon, the above-entitled matter went off the
13 record at 6:36 p.m.)

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

2 (6:441 p.m.)

3 CHAIRPERSON HOOD: Thank you. Good afternoon, ladies
4 and gentlemen. Today's date -- well, good evening, ladies and
5 gentlemen. Today's date is November the 4th, 2021. We are
6 convening and broadcasting this public hearing by video
7 conferencing. My name is Anthony Hood. I am joined by Vice
8 Chair Miller, Commissioner Shapiro, Commissioner May and
9 Commissioner Imamura. We're also joined by the Office of Zoning
10 staff, who both have birthdays today, Ms. Sharon Schellin, and
11 Mr. Paul Young, who will be handling all of our virtual
12 operations; not today, but birthdays in the next few days. I
13 would ask all others to introduce themselves at the appropriate
14 time. I thank our legal counsel, Mr. Rittig -- or Ms. Lovick,
15 will be joining us as well.

16 The virtual public hearing notice is available on the
17 Office of Zoning's website. This proceeding is being recorded
18 by a court reporter and the platform's used are webcast live,
19 Webex or YouTube Live. The video will be available on the Office
20 of Zoning's website after the hearing. All persons planning to
21 testify should have signed up in advance and will be called by
22 name at the appropriate time. At the time of sign-up, all
23 participants will complete the oath or affirmation required by
24 Subtitle Z, 408.7.

25 Accordingly, all of those listening on Webex or by

1 phone will be muted during the hearing and only those who have
2 signed up to testify will be unmuted at the appropriate time.
3 When called, please state your name and home address before
4 providing your testimony. When you are finished speaking, please
5 mute your audio.

6 If you experience difficulty accessing Webex or with
7 your telephone call-in or have not signed up, then please call
8 our OZ hotline number at 202-727-5471. If you wish to file
9 written testimony or additional supporting documents during the
10 hearing, then please be prepared to describe and discuss it at
11 the time of your testimony. The subject of this evening's hearing
12 is Zoning Commission Case No. 12-15C. This is a Gallaudet
13 University Campus Plan Amendment at Square 3593, Lots 4 and 6 at
14 800 Florida Avenue, N.E.

15 The hearing will be conducted in accordance with
16 provisions of 11-Z DCMR, Chapt5er 4 as follows: preliminary
17 matters; applicant's case; report of the Office of Planning and
18 District Department of Transportation; report of other government
19 agencies; report of the ANC. Testimony of organizations will
20 have five minutes and individuals will have three minutes. And
21 we will hear in the following order from those who are in support,
22 opposition, and undeclared. Then we'll have rebuttal and closing
23 by the applicant. Again, the OZ hotline number is 202-727-5471
24 for any concerns during these proceedings.

25 Before I go into preliminary matters, I will wait and

1 ask Ms. Schellin, are we ready to proceed or do we need a few
2 minutes?

3 MS. SCHELLIN: I sent the links. I'm not seeing them
4 on yet.

5 CHAIRPERSON HOOD: Okay. We'll wait a few minutes.

6 MS. SCHELLIN: My understanding is they were supposed
7 to do both hearings. Let me go back and look just to make sure.

8 (Pause.)

9 CHAIRPERSON HOOD: Is the Office of Planning and also
10 DDOT having a problem too getting in? Because I don't see them
11 in the waiting room?

12 MS. SCHELLIN: I saw DDOT. I see Steve Mordfin. I
13 think he may be the person for this one. I am not sure if DDOT
14 is going to come on or not. Check again for our interpreters.
15 I am positive. I thought for sure it was supposed to be for both
16 cases. That was my understanding. David -- I did say from 4 to
17 6, so maybe they were not planning to attend the second hearing.
18 Although, I thought that it said two, but the time does say for
19 two hours.

20 CHAIRPERSON HOOD: So, I don't know. Where is Ms.
21 Lovick? I don't see Ms. Lovick here. I don't see Mr. Rittig.
22 I wonder if we can proceed and what problems that would pose.

23 MS. SCHELLIN: Neither of them are responding back. I
24 mean, the form that that Z (phonetic) filled out said for two
25 hours, from 4 to 6. It doesn't say for which case, so I don't

1 know what to say, other than I guess if someone complains, I
2 guess we'll know then. But I don't --

3 CHAIRPERSON HOOD: Tell Z next time, always add some
4 cushion, because when we have Commissioner May, his questions
5 were two hours normally. I did that because he and I've served
6 the longest and he can take it. I'm just joking.

7 MS. SCHELLIN: Yeah. Mr. Hughes is on, I believe, in
8 and he --

9 CHAIRPERSON HOOD: Always do extra hours with us.

10 MS. SCHELLIN: Yeah.

11 VICE CHAIR MILLER: Does our YouTube platform have
12 closed captioning or this platform?

13 MS. SCHELLIN: I don't know that it does.

14 Mr. Young, could you check and see if it does?

15 VICE CHAIR MILLER: I know I have to use closed
16 captioning now for all of the TV shows that I watch, whether
17 they're in English or another language, and it's very helpful.
18 And I'm sure it's helpful to the hearing-impaired community too.

19 CHAIRPERSON HOOD: Yeah. I wonder if people are on the
20 other link, Ms. Schellin. That other link wouldn't open, would
21 it?

22 MS. SCHELLIN: No, it would not.

23 CHAIRPERSON HOOD: Okay.

24 MS. SCHELLIN: This is the correct link. It's the same
25 link. It's just different time.

1 CHAIRPERSON HOOD: Right.

2 MS. SCHELLIN: It's the same link.

3 CHAIRPERSON HOOD: I understand that. But I'm just
4 wondering where everybody is.

5 MS. SCHELLIN: They're on.

6 CHAIRPERSON HOOD: Oh. Everybody's on?

7 MS. SCHELLIN: I updated it.

8 CHAIRPERSON HOOD: Okay. So if everybody is on --
9 well, I guess we are okay. I don't know what to do, but I guess
10 --

11 MS. SCHELLIN: The attorneys on, the architects are on,
12 court reporter, Joel Lawson and Steve Mordfin, the rest of the
13 crew and all of the people who are presenting are on.

14 CHAIRPERSON HOOD: So let me do this. If somebody has
15 a problem and is not able to understand what we're doing, please
16 call 202-727-5471 or convey that to someone so we'll know and
17 then we can make an adjustment. But for right now, we're going
18 to go ahead and proceed.

19 Okay. So Ms. Schellin, are there any --

20 MS. SCHELLIN: I just got an email or text from Dennis
21 Hughes saying he's seen it. He can pull in one of the
22 interpreters from the school. I don't know what happened, because
23 my understanding is they were going to cover both hearings, but
24 maybe they just went by the time. I don't know what to say.

25 CHAIRPERSON HOOD: Okay. So let's give Mr. Hughes a

1 few moments. And I apologize to everyone who had plans for this
2 evening, but we want to make sure we proceed correctly.

3 MS. SCHELLIN: They're not getting any answer.

4 CHAIRPERSON HOOD: Okay. Well, I'm going to go ahead
5 and let's proceed.

6 Ms. Schellin, do you have any preliminary matters?

7 MS. SCHELLIN: He says they're okay to go forward.

8 CHAIRPERSON HOOD: Okay. All right. But either way,
9 Ms. Schellin, do we have any preliminary matters?

10 MS. SCHELLIN: Yes. I'm sorry. Let me come back. So
11 preliminary matters. There's a request for proffered experts,
12 Mr. Alastair Hall, who you recently -- or just accepted as an
13 expert. Shane Dettman was previously accepted although, I do not
14 see him on, so I don't think he'll be testifying. And the only
15 other thing is a request by OP to accept their report, which was
16 filed less than two ten days before the hearing when you get to
17 their report. Other than that, I have nothing just to accept
18 Mr. Hall as an expert in this case.

19 CHAIRPERSON HOOD: Okay. We just did. Commissioners,
20 unless I hear something otherwise, we'll continue that status.
21 Unless I hear something, otherwise, we will also accept -- grant
22 the waiver to the Office of Planning for their report.

23 (No audible response.)

24 CHAIRPERSON HOOD: Okay. Not hearing anything.

25 Anything else, Ms. Schellin?

1 MS. SCHELLIN: (No audible response.)

2 CHAIRPERSON HOOD: Okay. So we can bring Mr. Hughes
3 and his team up, and we can get started.

4 MR. HUGHES: Good evening, Commissioners. Dennis
5 Hughes.

6 CHAIRPERSON HOOD: Good evening, Mr. Hughes, you and
7 your team, you may begin.

8 MR. HUGHES: Thank you, Mr. Hood.

9 I take it to -- our team took this evening for this
10 campus plan amendment presentation will be Sam Swiller, Director
11 of Real Estate for Gallaudet, and Alastair Hall, both of whom you
12 heard from this evening. And let me -- before I get into our
13 presentation, let me also convey my birthday wishes to both Mr.
14 Young and Ms. Schellin, and I appreciate that we've gone on
15 already quite long this evening. I did check to make sure that
16 Thursday night football didn't have the New York Giants playing,
17 so it's the Jets, so I think that's okay with you.

18 MR. SWILLER: That's okay.

19 MR. HUGHES: Say again.

20 CHAIRPERSON HOOD: You are a good study. You're very
21 good. I just want you to know.

22 MR. HUGHES: Well, so I've been monitoring the first
23 hearing and we're certainly appreciative of the comments that
24 we've received regarding Creativity Way. So if you'll indulge
25 me just a couple of minutes, I'd like to -- I guess get -- we'll

1 take your lead, but we want to have a fairly abbreviated
2 presentation, share with you the elements that are the components
3 of our campus plan amendment, and then really turn it over to
4 Mr. Hall to give a little bit more detail on Creativity Way and
5 hopefully, address the very helpful remarks from especially
6 Commissioner May and Commissioner Imamura. It is very nice to
7 meet you.

8 So with that said, I just -- the campus plan amendment
9 as our pre-hearing submissions lay out, it is in large part been
10 made -- it's a limited campus plan amendment made to facilitate
11 the modifications to the PUD. And so we have three elements on
12 that front. We have the relocation of Tapscott Street, which is
13 -- and reconfiguration of Tapscott Street, a service road to
14 accommodate the traffic through the PUD. The land that Tapscott
15 Street is currently located, that roadbed, which is being opened
16 up, if you will, that's being -- that's about 6,000 square feet
17 that's being transferred from the campus plan controls to the PUD
18 controls. And Ms. Roddy earlier mentioned that that will be the
19 subject of a zoning map amendment as well.

20 And then finally, we have Creativity Way, which is
21 proposed as a landscape and hardscape feature of the campus. And
22 that -- before I get back to that, it's one of two of these new
23 landscape features that the University hadn't contemplated when
24 it was last before the Commission would -- for its campus plan
25 approval in 2012, 2013. The other being the Louise Mill -- excuse

1 me, the Louise B. Miller Pathways and Gardens, which is the
2 commemorative garden that's going to be located just next to the
3 Kellogg Center and the Old Gym. And we'll share those -- some
4 images of those a little bit later, but what I want to note is
5 these are landscape elements. The Office of Planning report
6 doesn't address them as necessarily campus plan amendments that
7 are needed. We're bringing them to you because they weren't
8 contemplated because they are open spaces and in the Tapscott
9 relocation is a change of the service road.

10 But we're going to focus our presentation tonight on
11 Creativity Way because it's an unusual element given that it's
12 not only -- it's on the campus, it's being proposed as an offsite
13 community benefit as part of the PUD. And so we want to give a
14 level of detail to you that can give you some comfort when you
15 are reviewing it pursuant to the PUD. And so that's what we're
16 going to do tonight. And then lastly, as Sam will explain, aside
17 from these elements, the University has been delayed in its long-
18 range planning as a result of the pandemic. And so we are going
19 to be requesting a five-year extension of the validity of the
20 current plan otherwise.

21 And so I think I've run through everything very
22 quickly. I hope I've not sped too quickly through it. But before
23 I pass the microphone to Sam, I want to also note, while I
24 mentioned the Office of Planning report, I want to thank Mr.
25 Mordfin for his review and his -- and the Office of Planning's

1 recommendation in support of our amendment. And I also would
2 like to note that we presented multiple occasions to ANC 5D and
3 to their Zoning and Development Committee and did receive a letter
4 into the record today noting -- been made aware that that letter
5 perhaps needs to be corrected a little bit, a little bit more
6 information given in terms of the details of the quorum and the
7 number of members present, so we'll circle back with the ANC on
8 that. We certainly appreciate their input. We reached out to
9 two other ANC's that border the campus, ANC 6A and ANC 6C. Both
10 of them deferred their review to ANC 5D and so there wouldn't be
11 anything in the record from those two ANC's.

12 And so with that, I would ask Mr. Young if he could
13 bring up our presentation file. Let me ask Sam, is that the way
14 -- are you okay reading through the slides that we discussed?

15 MR. SWILLER: Yeah. Absolutely. Again --

16 MR. HUGHES: We'll start with the presentation file and
17 then we'll finish with a short animation to really give you a
18 better sense of how that space will be experienced at Creativity
19 Way. Thank you very much. Please, Sam.

20 MR. SWILLER: Mr. Young, would you mind pulling up the
21 slides. I suppose while we're waiting, I can talk briefly about
22 the five-year extension request. It's pretty straightforward.

23 Our campus plan currently is set to expire at the end
24 of next year of 2022. And first of all, the inability to really
25 start planning in earnest until we reopen our campus this fall

1 and had meetings in person, we really haven't been able to build
2 all of the groundwork and leg work that goes into getting a campus
3 wide approved campus plan internally, if you will. So our
4 extension is really to make sure that we are able to move forward
5 with a thoughtful -- and a plan that makes sense for a campus
6 that's operating in a post-COVID climate and we're still learning
7 what that might look like. So it's a pretty straightforward
8 extension, I would say. I don't expect us to need the full five
9 years, but we do certainly appreciate the flexibility.

10 So we now have the campus plan presentation up. Can
11 we go to the next slide, please? So here's the Creativity Way
12 that we saw before.

13 We can move to the next slide. So this is an overview
14 of our campus. The blue rectangle that you see that's connecting
15 6th Street to the campus, that's the roughly 6,000 square feet
16 sliver that we are requesting being moved from the campus and
17 according to the PUD. The orange rectangle that's running
18 parallel to 6th Street, that's the border of the campus Creativity
19 Way. And then in purple is the Louise B. Miller Pathways and
20 Gardens which Dennis just touched on, and President Cordano
21 touched on in her presentation. I'm going to speak more about
22 that in a minute.

23 Next slide. I just want to point out here that the
24 Tapscott realignment, we moved a row from where the upper red
25 arrow is down to in between two of the buildings on Parcel 2.

1 But we also, following a cue from the Historic Preservation's
2 Office, put a curb into the road so that the traffic pattern
3 would move from the street grid to the more bucolic-like setting
4 that we have on campus and fits with the original Olmsted campus
5 plan.

6 Next slide. Thank you. So these are some snapshots
7 of the Miller Memorial. The memorial was intended to honor Louise
8 B. Miller, who advocating on behalf of the black students that
9 that were at Gallaudet and for them to be included, and not
10 segregated in their education. But also, she was very active in
11 getting Gallaudet to open this campus to black students in the
12 first place. There are 23 students that are also going to be
13 memorialized in this memorial. But it's really -- we want to
14 create a space where people can reflect on the history of race
15 in our country and how we can become a more equitable society
16 going forward. It is a place meant to be for reflection,
17 thinking, teaching and meditation.

18 Next slide, please. I think this is where I'll stop
19 and turn it over to Mr. Hall.

20 MR. HUGHES: Thanks, Sam. Thank you.

21 MR. SWILLER: Dennis, did you want to say something
22 first?

23 MR. HUGHES: Oh. No, no. I did -- that's great. And
24 Alastair, if you have joined us, if you could please share your
25 testimony.

1 MR. HALL: Yes. Thank you. And I apologize, earlier,
2 I didn't introduce myself. Alastair Hall, partner at Hall
3 McKnight Architects. I'm near Belfast this evening.

4 So just to follow on next -- yeah. Let's sit on this
5 slide for a moment. I really appreciated some of the conversation
6 earlier from the Commissioners and members of Office of Planning.
7 I've been reflecting just a little bit as the session ran through
8 around the question of Creativity Way and its public characters
9 -- it's public offer that, you know, we discuss, and we believe
10 that it delivers. And I suppose it's reflecting on why would
11 somebody find themselves in Creativity Way and maybe that's the
12 question that is sort of giving us all something to kind of
13 ponder. And I suppose there might be different reasons. And
14 it's only a few years since I first visited D.C., and I guess I
15 spent my first couple of days walking and exploring. And so I
16 guess one reason why you might find yourself on the campus of
17 Gallaudet, you might visit the memorial that Sam has just
18 described and showing the images of. That memorial will be part
19 of the heritage trail that President Cordano mentioned. You
20 might find yourself on campus because you've learned on social
21 media that there's an event in Creativity Way; maybe that's a
22 winter market, maybe it's a sign language festival. Maybe there's
23 -- I don't know Shakespeare in the Park event on Olmsted Green.
24 So people will find their way to Gallaudet either through word
25 of mouth, through their own curiosity. Perhaps they'll live in

1 | one of the new buildings that JBG are developing, and they'll
2 | have an immediate awareness of what's available to them. Their
3 | awareness will pass on to their friends and their colleagues. So
4 | I just believe that cities are -- cities reveal themselves slowly
5 | and spaces are not necessarily discovered immediately. I'm not
6 | trying to dismiss any of the questions around the visual sort of
7 | cues that might help draw people into Creativity Way, but I do
8 | think there are many ways in which spaces are encountered and
9 | explored.

10 | So go to the next slide. These three arrows -- next
11 | slide. Thank you. Thank you, Paul, and happy birthday as well.
12 | These three arrows, we -- these have been talked about a few
13 | times tonight, already Tapscott Street to the north and Morse to
14 | the south. These are a mix of pedestrian and vehicle routes,
15 | and then the purely pedestrian route at the Green Finger.

16 | So we go to the next slide. I think this point has
17 | been well made by President Cordano and Sam tonight already.
18 | Creativity Way is identified as a 20,000-foot feature within the
19 | metrics of this application. But in a way, Creativity Way is
20 | the kind of -- it's a doorstep to much more and the campus is
21 | accessible to the public. And I believe, Commissioner Hood, you
22 | made reference to that in the previous session that -- is the
23 | campus is open. And you can walk into Gallaudet and Gallaudet
24 | want people to continue to do that. They want people to walk
25 | into their campus more, they want to welcome the city, and they

1 want to share their culture and enjoy a space where the culture
2 of the city and the culture of the University can blend.

3 So Creativity Way is a doorstep that presents itself
4 as a space in its own terms, but it also anticipates access into
5 the -- a really generous parkland space of Olmsted Green and
6 memorial.

7 So we go to the next slide. Thank you, Paul. And
8 forgive me for rotating on getting my north and south a little
9 bit mixed up here. But to fit this on this slide, we turned
10 everything through 90 degrees. So north is pointing toward the
11 right, 6th Street would be at the top of this slide. And this
12 slide is really just a diagram to convey that each of these three
13 routes -- so if you remember of the public on 6th Street, you
14 might walk past the end of each of these three streets, so these
15 three passageways; hat do you see at the end of that street? And
16 I was both sort of chastened and inspired by Commissioner May's
17 architecture 101 comment on -- which I share his (indiscernible)
18 things. The visual cues that one is offered within the kind of
19 urban environment are, you know, they matter, and they give us
20 clues and help us understand where we might go or where we feel
21 as though we may not be permitted.

22 So at the end of each of these routes, we're offering
23 a visual totem or visual tall element. We're calling them
24 portals. And one is visible at the end of each of these routes.
25 Maybe just while I'm on this slide, to Commissioner May's question

1 about security. The simple answer to, where are the gates? The
2 gates exist along the eastern line of parcel 2. So where you
3 see the large blocks at the top of this slide, depicting the
4 parcel 2 buildings. The gates and the sort of hardline security
5 that would be in place from 10:00 p.m. through 6:00 a.m. would
6 run between each of those pairs of buildings.

7 So go to the next slide. Yeah. We've seen these views
8 tonight already. So I'll not linger in these because they come
9 up again in our animation at the end of the presentation. Just
10 suffice to say at this stage, that we've looked at these views,
11 everything that we design in our practice, we work in 3D models
12 from the early stages and we're designing in a way, albeit
13 digitally, we're designing at eye level. That's important how
14 we think and work.

15 And the next slide. And, again, I think to Commissioner
16 Imamura's comments about the aerial views, I think that's a well-
17 made point, that it's a kind of unreal view to offer for a project
18 that is fundamentally about human experience at ground level.
19 But this slide, I think helps just understand the context of
20 transitioning from 6th Street just off to the left of this slide
21 here. And how you might make your way through these three routes
22 or these three streets and find yourself encountering Creativity
23 Way and the presence of the three faculty rowhouses and Olmsted
24 Green beyond to the east, which is accessible.

25 And you can see in this image here that one of our

1 approaches is that some of the bespoke circular furniture that
2 appears in Creativity Way would reappear around Olmsted Green.

3 So go to the next image. I'm just really conscious of
4 everyone's time tonight and I don't want to add to the fatigue,
5 so I'll try to be quick. This slide is really just to convey an
6 idea, and some spoke really beautifully about this earlier. The
7 circle is a really sort of significant geometric kind of emblem,
8 if you like, that resonates within deaf culture. And I don't
9 know how aware everyone is, but the story goes on, and I think
10 it's true, that the huddle that certainly as an observer across
11 the Atlantic, the huddle that I associate with American football
12 teams, just before they, I don't know, call the play, or whatever
13 the terminology is, that originated in Gallaudet. It was about
14 the deaf team players gathering around so that they could sign
15 to each other. But they huddled together so that their signing
16 could not be seen by the other team. So the idea of gathering
17 in a kind of radial or circular format, it's kind of fundamental
18 to deaf culture. So our design is trying to carry that geometry
19 as a kind of recurring or repeating motif. I think we've some
20 way to go to develop that, but the idea is kind of baked into
21 the concept.

22 Within Creativity Way, at the top of the page, we are
23 showing -- there are a number of -- we talk about them as like a
24 kind of family of pieces of -- when there are new people in
25 Creativity Way, it's populated in a different way by these

1 objects. A drinking fountain is one of the smallest pieces or a
2 simple seat. But then there are larger pieces that you can take
3 shelter under. There are taller pieces that deal with the idea
4 of visibility through to 6th Street and under other pieces that
5 signify entry points that invite you to pass through from one
6 space to another.

7 The next slide, please. Thank you. And I'll hurry
8 through these images because they kind of reappear in the
9 animation that we've made. But these images are aimed to generate
10 a sense of atmosphere and character that we're trying to develop.
11 And we hope that Creativity Way will support this, the kind of
12 life that these images kind of anticipate. So on the right,
13 we've, you know, illustrated some kind of winter market or winter
14 festival, trying to depict how the space would be -- could have
15 an appealing and welcoming character, you know, after daylight.
16 And on the left, maybe this is more of a summertime kind of image.
17 Commissioner Imamura, I think you refer to the threshold of the
18 edge condition, of how Creativity Way interfaces with parcel 2.

19 And if we can go on to the next slide. I think that
20 might show that maybe a little bit better. Yeah. Here we go.
21 So the east side of parcel 2 is we've sort of collaborated with
22 the architect's -- her designing those buildings. And to ensure
23 that that frontage has been characterized in a way that allows
24 it to be visually open, and will allow the University occupied
25 spaces, which we're also designing with Gallaudet -- the fit out

1 of those spaces will anticipate strong visual connections but
2 also connections where areas of those shopfronts can open and
3 allow a much more blended connection between those spaces.

4 On the image on the right, you'll see the Gallaudet
5 plans to run a cafe. This would be the corner of Tapscott Street
6 just where it enters into the campus. So there'd be a cafe and
7 you can imagine how that might spill out onto Creativity Way.
8 and, again, another kind of visual cue that might help to
9 encourage exploration from 6th Street.

10 Next slide. Thank you. This is a detail -- these are
11 two detailed images. The one on the left, we made this render
12 because we wanted to look at the relationship that might exist
13 as you might sort of move from within the campus heading west.
14 So the historic house on the left, I get my faculty rowhouses
15 mixed up, but this is one of the faculty rowhouses. The tree in
16 the center is an existing tree. And beyond that, you have one
17 of the larger structures in Creativity Way. We call it the
18 pavilion. It's a place that's large enough to take a small --
19 you could have a small event or performance of maybe half a dozen
20 people maybe some -- or just a shelter.

21 I suppose in a kind of like -- well, can we talk about
22 the post-pandemic world. But in a world where we, let's say,
23 where we're learning from the pandemic, I think the value and
24 currency of sheltered outdoor spaces just become incredibly, you
25 know, significant and it remains really kind of a powerful

1 imperative that, I think the design community need to address.
2 So Creativity Way is populated with a number of elements that
3 provide shelter, allow you to be outside when the sun is baking
4 you, or when the rain is trying to drench you. So that's an
5 important part of the space.

6 And the next slide. Yeah. This is really just an
7 image to prompt an idea that we're discussing with Gallaudet.
8 And the idea that some artists could be involved in Creativity
9 Way in a way that might be part of families and maybe even
10 children might find some particular detail or aspect of the
11 project, you know, to encounter and to explore it or just to
12 enjoy for its playful properties. So it's a space that will have
13 detail that is yet to be kind of, you know, discovered or
14 determined.

15 Then finally, a slide just showing some materials that
16 we've been looking at. Thank you, Paul. We've been looking at
17 a range of materials, a range of palettes and colors, but really,
18 it's the materials toward the right of this page. As you can
19 see from the images, we're -- the idea of colors that relate to
20 earth and ground and field kind of timelessly easy to engage with
21 materials, who's under illumination at night feel rich and
22 inviting, and also have the benefit of feeling related to the
23 colors of the historic brick buildings.

24 So maybe -- if we go on to the next slide, Paul, which
25 is the last slide and then we have a short animation to run.

1 This image looks down from the north. And again, I apologize
2 for an aerial view and not a ground level view, but these helped
3 us, I think, provide the overall context.

4 And, Paul, this may take you a moment to make the
5 transition. But just to finish the presentation tonight, this
6 is three or four minutes. I'll talk through it. We didn't have
7 the technology to give it a sidetrack, so here we go. Yeah. So
8 beginning with a view, you can see how this -- the camera is
9 sweeping across from 6th Street to show Creativity Way. And, you
10 know, Sam has spoken about this, the relationship of Creativity
11 Way from 6th Street, but it doesn't stop there, it continues on
12 into Olmsted Green.

13 This is the view up from Morse Street where the
14 materiality of Creativity Way will extend along that sidewalk and
15 help to create a sense of a more continuous phenomenon that brings
16 you into the south end of Creativity Way. So here we are looking
17 north. I hope everyone is able to remain orientated. We're
18 looking north towards the south end of Creativity Way. I will
19 move a little bit further north; you can see the faculty rowhouses
20 and (indiscernible) pavilion in the center of the image. Here's
21 a slightly more developed still image of that.

22 Creativity Way also includes, of course, some new trees
23 and soft landscaping. There's planting on top of the pavilion.
24 And yeah, this, again, this view from within faculty -- between
25 the faculty rowhouses, you're seeing right through to 6th Street.

1 | So this little animation takes us back through under the pavilion,
2 | the lands slightly exaggerates the scale of that. And then we've
3 | just hopped over to one of the renders from the JBG team where
4 | they're looking back through to Creativity Way.

5 | So back in Creativity Way, this time heading north
6 | again. And you can see that there are a number of changes in
7 | level. This is really important within the deaf culture as well
8 | that the idea of being able to raise one's signer above another
9 | allows sign language projection over further distances. And you
10 | can imagine when you're trying to sign and there are people in
11 | the way, it becomes difficult.

12 | So the changes in level are the leverage to, you know,
13 | work with the -- and to benefit the signing culture. So we're
14 | looking back south toward Creativity Way, I guess if this -- if
15 | our model extended far enough and we could pan up, you'd see
16 | Capitol Hill in the distance.

17 | So Tapscott Street, we've heard a lot about that
18 | tonight. And this little sequence of images shows how we have
19 | been endeavoring to work with the other team to find a language
20 | that allows Tapscott Street to feel, you know, an invitational
21 | space toward Creativity Way. So again, from day to night, and
22 | then the gates on that property line at the edge of parcel 2,
23 | such that 10:00 a.m. -- or 10:00 p.m. to 6:00 a.m. And finally,
24 | having arrived in Creativity Way, you're getting views across
25 | Olmsted Green. The interaction between the new features of

1 Creativity Way, parcel 2, and the historic fabric.

2 So I feel as though I should just say a huge thanks for
3 the patience of the -- all the Commissioners this evening. I
4 can only imagine you're exhausted. So thank you ever so much
5 for your patience. And I'll hand back over to Dennis.

6 MR. HUGHES: Thank you very much, Alastair.

7 Commissioners, that concludes our presentation and
8 we're certainly pleased to answer -- and try to answer any
9 questions you have. Thank you.

10 CHAIRPERSON HOOD: Okay. Thank you, Mr. Hughes and
11 team.

12 Let's see if we have any questions or comments.
13 Commissioner May.

14 COMMISSIONER MAY: Yeah. I mean, I'll try to be quick,
15 because it is late. The gates, are we going to see them in
16 greater detail on the next part of this group hearing, I mean,
17 when we get to stage two consideration?

18 MR. HALL: Yes. Absolutely. We've designed those as
19 a conceptual feature at the moment, Commissioner May, but yes.
20 Absolutely. We can produce some more detail on those that would
21 allow (audio interference) consideration of them.

22 COMMISSIONER MAY: Yeah. It's little hard to
23 understand them at this moment. And then what -- I'm still a
24 little bit confused about, I mean, you said that the campus is
25 open. But we -- I thought heard earlier from Mr. Swiller that

1 the campus is still closed or closed to certain times and there's
2 a need to keep it closed. So is it open or is it closed? I
3 don't really understand.

4 MR. HALL: If I can respond to that and Sam can jump in
5 or add to these comments. The campus is open. And there are
6 -- the way that Creativity Way is designed is that the 6:00 a.m.
7 to 10:00 p.m. At the end of those three streets: Tapscott, Green
8 Finger and Morse, the gates are wide open. You can pass through
9 freely. You can also pass on freely through into Olmsted Green,
10 or over to the memorial.

11 Within the routes that appeared in the animation, the
12 routes that exist between, for example, the faculty rowhouses,
13 there would be secondary gates in those positions. So let's say,
14 there was like an event, these might happen a couple of days, a
15 season, a particular event on campus where Creativity Way needed
16 to be contained, to contain a crowd and prevent that crowd from
17 just filtering on through into the campus. There is a kind of
18 second layer of managing sort of security at the east side of
19 Creativity Way. But it's -- it would be for very occasional
20 operation. Sam might want to add to that.

21 COMMISSIONER MAY: That's okay. I think I have the
22 picture now. It sounds like it's --

23 MR. HALL: Okay.

24 COMMISSIONER MAY: -- essentially closable but
25 generally open during daylight hours. So there are certain

1 moments when you might need to close off parts of it.

2 MR. HALL: Yeah.

3 MR. SWILLER: Yeah. I will just add along West Virginia
4 Avenue and the other sides of the campus, the gates are staying
5 there. We still have pedestrian entrances and vehicle entrances
6 at certain places.

7 COMMISSIONER MAY: Right. I'm familiar with the
8 campus. I've been around the campus many times.

9 MR. SWILLER: Okay. Great.

10 COMMISSIONER MAY: It's between my house and the Home
11 Depot.

12 MR. SWILLER: Well, the next time you get to Home Depot,
13 give me a call. I'll meet you with a coffee.

14 COMMISSIONER MAY: And so I guess the last question I
15 have is -- the objects that are at the end of the, you know, the
16 Green Finger and Tapscott (indiscernible). And actually, a lot
17 of the structure, what are they actually made up? Is this all-
18 concrete construction that's colored with earthen tones? Is that
19 what it is?

20 MR. HALL: Yeah. We're looking at sort of it -- it'll
21 have to be consolidated with concrete, but we're looking to
22 generate something that feels more like a rammed earth type of
23 texture.

24 COMMISSIONER MAY: Okay.

25 MR. HALL: So we're -- I suppose we're trying to mediate

1 | between the sort of character of the historic brick buildings and
2 | the new sort of character of the parcel 2 building, something
3 | more -- we're almost trying to make the oldest, the latest --

4 | COMMISSIONER MAY: Right. It's sort of -- it's the
5 | primordial version of the red brick on the campus, right. It's
6 | distinctive for that reason, I understand that.

7 | The last thing is, I would just suggest that these --
8 | the objects at the end, I mean, it's more apparent now that there
9 | are these objects at the end of the new corridors off of Tapscott
10 | and Green Finger and so on. I would just suggest that they need
11 | to be more pronounced in some way. And I don't know whether
12 | that's, you know, how far we get with that on, you know, design
13 | wise in this approval process because it's beyond what, I think
14 | we would normally do on a campus review. But it's so integral
15 | to making this -- to making the rest of the PUD, right, to have
16 | that space be a public -- a truly public amenity. And, you know,
17 | right now, they're just kind of obscured because of the rest of
18 | the design, or because of the fact that they're not as bold as
19 | they might be. I don't know, whatever it is. But I think that,
20 | you know, it's more about making a statement that these are
21 | something -- that these moments are something that's going to
22 | draw people in, than it is about really particular things about
23 | how it looks. I would also say at the southernmost one, I think
24 | that crossing is.

25 | COMMISSIONER MAY: Morse.

1 MR. HALL: Morse, yeah.

2 COMMISSIONER MAY: That one is, I mean, I don't see
3 that there's anything that draws you in terms of an object, but
4 there on the other two. All right. That's it for my comments.
5 Thank you.

6 CHAIRPERSON HOOD: Okay. Thank you.

7 Commissioner Shapiro.

8 COMMISSIONER SHAPIRO: Thank you, Mr. Chair.

9 Building on Commissioner May, it feels like what it's
10 -- can you just -- I don't know how to say this. I want to see
11 more public art. So, you know, in addition to the features that
12 you have there, it's almost like it's begging for a kind of
13 sculpture garden. And, you know, I'm not -- that may not be the
14 answer at all. But something that to what Commissioner said,
15 something that captures people's attention more and actually
16 gives them a reason to linger when they get there. And then,
17 you know, it feels like an inviting space. There's no doubt.
18 But I think a much more overt effort to have it be public art
19 makes it more of a public amenity.

20 MR. SWILLER: Commissioner Shapiro, can I ask you to
21 speak a little louder. I apologize.

22 COMMISSIONER SHAPIRO: Yeah. My apologies. What I was
23 saying is more overt public art. So the public art piece of it
24 would make it more of a community amenity. And so the function
25 is there, the architectural features that you've built in, I get,

1 | but something that feels more explicitly like public art which,
2 | of course, is in the eye of the beholder, but -- so that's one
3 | piece. The other one, the other question I have is how much --
4 | and this might have been a question for the previous case, but
5 | whatever, we're here. How much traffic are we looking -- are
6 | you imagining there will be on Morse and Tapscott?

7 | MR. HUGHES: You're referring to vehicular traffic.

8 | COMMISSIONER SHAPIRO: I'm sorry. Vehicular traffic,
9 | yes.

10 | MR. HUGHES: Well, I'll defer to Sam certainly on
11 | Tapscott because it'll -- it should continue in it's --

12 | COMMISSIONER SHAPIRO: Yeah.

13 | MR. HUGHES: In its current use, but Morse Street is
14 | it stops at -- the segment of Morse Street stops and so it would
15 | only be to access the parcel 2A building, I believe, if I'm not
16 | mistaken.

17 | MR. HALL: The underground parking is accessed from
18 | Morse.

19 | MR. SWILLER: Correct.

20 | COMMISSIONER SHAPIRO: Does that mean it has a heavier
21 | load?

22 | MR. SWILLER: Morse will have a heavier load than
23 | Tapscott, correct. But I will say that Tapscott, it would be an
24 | entrance for employees and students who are commuting to school.
25 | The Kellogg Conference Center predominately has their visitors

1 | who are arriving by vehicle park in the 6th Street garage. That
2 | will be moved either to the interim parking lot in P1, on parcel
3 | 1, or elsewhere on the campus. I feel like overall, more of the
4 | traffic, it's going to be moving -- more of the traffic that's
5 | been on Tapscott is going to move towards Morse Street, so it
6 | will feel less congested.

7 | COMMISSIONER SHAPIRO: Thanks, Mr. Swiller. So I'm
8 | asking because is there a way, in terms of how you've designed
9 | the streets, you know, that the word that everybody throws around
10 | -- the *woonerf concept*, around having it be more of a living
11 | street, for safety reasons, given the population. Is that just
12 | not possible?

13 | MR. SWILLER: The intent is to have the pedestrian have
14 | priority over the vehicles. And as you can see in the renderings,
15 | the pedestrians go straight, while the car is going to have to
16 | weave around them, so the --

17 | COMMISSIONER SHAPIRO: Have you considered that kind
18 | of a *woonerf* model where it's really just one living street and
19 | it's all integrated?

20 | MR. SWILLER: Alastair.

21 | MR. HALL: Yes. Sorry, Sam. I think in relation to
22 | Tapscott Street and Morse, they've been designed by the JBG team.
23 | So I can't speak to those with any real authority. But certainly,
24 | when you sort of transition the threshold at the east end of
25 | Tapscott Street, the strategy is very much akin to I think what

1 | you're describing, Commissioner Shapiro, a pedestrian
2 | prioritized, shared surface that's -- at least that's the term
3 | we use here. I think you used a different term for it a moment
4 | ago. But I think the maybe the nature of Tapscott Street itself
5 | and Morse Street has very much been driven, excuse the pun, but
6 | are designed by the JBG team.

7 | COMMISSIONER SHAPIRO: Okay. All right. And we have
8 | more hearings and more conversations, so it'll get integrated in
9 | as we talk. It's been very helpful. And as much as you talk
10 | about how tired we are, Mr. Hall, I'm mindful that it's
11 | approximately 1:30 in the morning for you; is that right?

12 | MR. HALL: It's not quite as -- I'm in my second wind
13 | tonight, you know, so it's fine.

14 | COMMISSIONER SHAPIRO: Thank you.

15 | MR. SWILLER: (Inaudible).

16 | COMMISSIONER SHAPIRO: As soon as you -- oh, Mr.
17 | Swiller. Yeah.

18 | MR. SWILLER: I wanted to respond to your comment about
19 | the public art. JBG's PUD does include an item for Corbett art
20 | piece to be on Tapscott by 6th Street. We can pull that forward
21 | so that it becomes much more visible and much more of an
22 | invitation. I very much like your suggestion about public art.
23 | I think we ought to be celebrating, if we can, deaf artists, but
24 | we will try to create art as well.

25 | COMMISSIONER SHAPIRO: That's a wonderful opportunity.

1 | It builds on where Commissioner May was saying and, you know, the
2 | more, the better.

3 | MR. SWILLER: I fully agree.

4 | COMMISSIONER SHAPIRO: Thank you. That's all I have,
5 | Mr. Chair.

6 | CHAIRPERSON HOOD: Okay. Thank you. Commissioner
7 | Imamura.

8 | COMMISSIONER IMAMURA: Thank you, Mr. Chair. So I've
9 | got a couple things -- questions here. So forgive me. It's a
10 | little (indiscernible), but I'll try to be concise.

11 | Mr. Swiller, you had mentioned a "bucolic setting" and
12 | Mr. Hall, you mentioned a "doorstep to much more." And I think
13 | in one of your submissions you even mentioned meaningful entry
14 | points or pedestrian passage. (Indiscernible) it's an offer, the
15 | connection, which I would say word choice might be transitioning
16 | connection and a vibrant gathering space all leading back to what
17 | Commissioner Shapiro and Commissioner May commented on about this
18 | more pronounced presence at sort of these terminal points, I
19 | would say, celebrating. So if we are celebrating Creativity Way,
20 | let's celebrate those entry points equally, whatever that might
21 | look like.

22 | If we could pull up one of the slides there with the
23 | three -- there were three green arrows there showing
24 | connectivity. And I don't recall what the slide that was.

25 | MR. HALL: It's slide No. 9, I think or slide 7, 8 or

1 9.

2 COMMISSIONER IMAMURA: Okay. And I'll use this
3 opportunity to wish Mr. Young a happy birthday as well. So let's
4 go --

5 MR. HALL: Certainly, I remember it.

6 COMMISSIONER IMAMURA: Certainly. There were three
7 green arrows.

8 MR. HALL: I think it's two slides more. So it's slide
9 9.

10 COMMISSIONER IMAMURA: There we go. There it is. All
11 right. And even the following slide. So my point about bringing
12 this up is we're talking about connectivity from 6th Street,
13 bringing people into this bucolic setting, the Olmsted Green.
14 Even in these illustrations, the arrows fall short at a terminal
15 point along Creativity Way. So right there, it shows that --
16 that's my point there. So I'm not getting the connection back
17 to the Olmsted Green. I think there's an opportunity there.

18 I guess I would just suggest maybe looking at that
19 again and see if there's another way to further hold people in
20 and celebrate that. I was -- struggled a little bit, even though
21 it's more sort of this large yard. But we know the historic
22 significance of Frederick Law Olmsted and trying to bring that
23 back to sort of how the concept was developed for Creativity Way,
24 and maybe it was meant to be distinct from that sort of pastoral
25 sense. And then I guess my other question for you, Mr. Hall, is

1 that it seems like Creativity Way is bound by its sort of
2 perimeter or geography here. I think in the previous hearing,
3 we had -- somebody had mentioned, in fact, I think it was Ms.
4 Elliott about commenting about Creativity Way and the terminal
5 points and extending it up to Neal Place. So I'm sort of curious.
6 I know Tapscott, there's the northernmost edge but what were --
7 some of the conversations or design decisions that I guess, you
8 know, were discounted in where you arrived at being bookended
9 between Tapscott and Morse.

10 MR. HALL: Yeah. Well, thank you for those questions.
11 I'll try to respond to them as best I can. Maybe just pick up
12 on the -- because I welcome the comment on it and recognize that
13 it's something of an open question for, you know, for us to take
14 on board. But I think the connections through to Olmsted are
15 intended, but I can see, you know, that that could be developed
16 in a more kind of considered or more defined way, and we'll
17 definitely take that on board.

18 I think the other question, if I sort of interpreted
19 that correctly, maybe inviting me to talk a little bit more about
20 the basic concept. And maybe when I was responding to
21 Commissioner May a few moments ago about materials, we almost
22 envisage Creativity Way as though it was almost the oldest thing
23 in the campus or in this neighborhood. It feels like an eroded
24 sort of ruin. It's almost like something you might encounter,
25 dare I say in kind of an Irish landscape. It's kind of -- it's

1 in the ground, some pieces emerge from the ground. It's kind of
2 fragment or an erosion of something. So it has this sort of
3 linear character as you, very clearly kind of articulated, it's
4 defined by its sort of position between these other elements.
5 But we've sort of eroded and removed and extended pieces of it
6 that landed this character of feeling like something more
7 abstract and kind of if not ancient, certainly more abstract.

8 So we see it -- we don't see it as being part of the
9 Olmstedian condition. We're trying to distinguish from that.
10 But nor do we see it as being belonging to the commercial fabric
11 of the parcel 2 6th Street environment. We see it as a third
12 kind of phenomenon. I think then to the point about extending
13 north and south, we've certainly picked that up in the, you know,
14 communications with OP. And we've been discussing that over the
15 last week or so, or even a couple of weeks within the team. We're
16 not at the point of really understanding how that would or might
17 work but we're certainly looking at it.

18 I think the challenges are slightly different at south
19 from north. North is -- north feels easier. There might be a
20 way to simply rule out Creativity Way to somehow meet that Neal
21 Place extension. That adds a fourth sort of entry point into
22 the campus, which might give Gallaudet some security, you know,
23 challenges, but that's certainly a very clear kind of
24 possibility. Extending south brings -- would bring Creativity
25 Way into a closer encounter with House One, where the president

1 | of the university resides.

2 | So there's a little bit of just practical sort of good
3 | manners of how close one might build, you know, in relation to
4 | that. But I'm reflecting on your comments maybe from the previous
5 | session, Counselor (sic) Imamura, where the -- and I think you're
6 | right to sort of challenge my language around parcel 1.
7 | Certainly, we anticipate that parcel 1, the building there will
8 | be publicly generous, but it doesn't -- it's public space. There
9 | might be a way of connecting the public space at the side edge
10 | of parcel 1 with Creativity Way, and it's something we've been
11 | starting to think about.

12 | COMMISSIONER IMAMURA: I appreciate the additional
13 | thought there. And certainly, I think it's termination that more
14 | makes sense, so it'll be worth -- it would be best. But I
15 | certainly understand the perimeter security issues there in your
16 | description of it being sort of this third theme. I would just
17 | comment that the rammed earth I picked up on, so that came through
18 | in the perspectives. So in your description, I guess I would
19 | describe sort of those elements at the terminal points are at
20 | these nodes as follies essentially, right. So perhaps that, you
21 | know, whatever those follies may look like, might help strengthen
22 | sort of the storyline that you're trying to tell.

23 | I also want to just comment real quickly on the moments
24 | of discovery sort of the footsteps, the dance patterns. I thought
25 | it was a terrific idea. So certainly, an opportunity there for

1 | the moments of discovery, whatever that may be, on sort of that
2 | micro scale, right. So just want to say positive feedback about
3 | that. So with that, Mr. Chair --

4 | MR. HALL: Thank you.

5 | COMMISSIONER IMAMURA: -- those -- that concludes my
6 | set of comments.

7 | MR. HALL: Okay. Thank you.

8 | MR. HUGHES: Mr. Chairman?

9 | CHAIRPERSON HOOD: Yes.

10 | MR. HUGHES: I'm sorry. I just wanted to make sure
11 | Commissioner Imamura that your question about the response to the
12 | Office of Planning's inquiry about extending -- limitations on
13 | extending Creativity Way north of Tapscott, did we address those
14 | to your satisfaction? Or Alastair, perhaps we need to get to
15 | that briefly?

16 | COMMISSIONER IMAMURA: Yes. Mr. Hughes. I certainly
17 | understand that. I think it's sort of an open-ended question to
18 | just give that some additional thought --

19 | MR. HUGHES: Okay.

20 | COMMISSIONER IMAMURA: -- (audio interference) a little
21 | bit, so thank you.

22 | CHAIRPERSON HOOD: Okay. Vice Chair Miller.

23 | VICE CHAIR MILLER: Thank you, Mr. Chairman, and thank
24 | you all for your presentation of this campus plan amendment
25 | related to the modification of significance that we saw earlier.

1 I think, for me, I probably would have liked to have
2 seen this first. I understand there are a lot of parts here and
3 now I understand as the parts are coming together, how it kind
4 of fits together. So I think you've made a -- and I concur with
5 the -- with most or all my colleagues' comments thus far. And I
6 think you made a good case for the campus plan amendment that is
7 specifically -- that are specifically before us where you're
8 removing a small part of land in residency portion, the zone
9 portion of the campus which is going to be incorporated into the
10 PUD.

11 You're extending the campus, you want to extend the
12 campus plan approval for five years, that makes sense. You're
13 creating this promenade along the western edge of the campus to
14 serve as an informal gathering and activity space and providing
15 a new gateway in connection to the campus and the community.
16 You're installing that memorial garden, which is beautiful, and
17 you're realigning and relocating a portion of Tapscott Street.

18 So, I mean, so all of those are part of the campus plan
19 amendments that are part of this overall case. And there were
20 some very beautiful images in your renderings which I appreciated
21 seeing. I understand the Creativity Way concept a lot better now
22 having seen that those renderings. And I think it can be a
23 connection with the improvements that have been discussed here
24 in the dialogue between the architect and the applicant and my
25 colleagues.

1 There are lot of activating spaces. There's a lot of
2 symbolic circular spaces, the sheltered outdoor spaces which are
3 important and the earthy materials, the earthy-looking materials,
4 whatever they are, they look beautiful. So it's a very -- I'm
5 very pleased with this presentation.

6 I guess my only question might be at this point, and I
7 guess DPR, Department of Parks and Recreation had made a -- and
8 I asked Ms. Roddy about this in the previous case, related case.
9 And maybe this is coming from my experience now as a 21-month-
10 old new grandparent. That's what we bring, our different
11 experiences to this Board, to this Commission. Are there -- they
12 recommended that there be playable space for children that
13 includes playable art, climbable infrastructure, or just places
14 for kids to run around. I think everything that you're creating
15 in this Creativity Way looks great. And the public art and other
16 improvements that my colleagues have suggested, would be
17 improvement. But I'm not sure I saw -- and I saw the places
18 where people can be and activate, and gather and tables and chairs
19 and benches, but was there a playable space for children,
20 anywhere?

21 MR. HUGHES: Alastair, if you could respond.

22 MR. HALL: Yes. Thank you, Commissioner Shapiro. And

23 --

24 MR. HUGHES: Miller.

25 Mr. HALL: -- we haven't explicitly designed, you know,

1 a point on the plan that you might point out and say that's where
2 the -- that's a kids play space. But we hope that the sort of
3 varied character of Creativity Way, and even just the
4 availability of the space of Olmsted Green beyond, we hope that
5 there's a kind of -- let's call it a kind of baseline environment
6 within which families and kids can feel that there is opportunity
7 to -- for kids to play and explore.

8 We haven't designed any specific play items, but we
9 have been talking about how the idea, and I showed the image of
10 the footprints that we talked about. We want to generate whatever
11 comes from an engagement with artist or artists. We hope that
12 there would be an opportunity there to find a way of engaging
13 children and intriguing them, and inviting play and discovery in
14 a way that isn't necessarily about the sort of most sort of
15 traditional modes of play like a slide or something like that.
16 But we do aim to embed some detailed features that will certainly
17 have children in mind. We're just not at that stage yet.

18 VICE CHAIR MILLER: Yeah. And I think it's a very
19 attractive place that I would want to bring my grandson to, even
20 as it's envisioned right now. But I guess, is there an existing
21 playground space really nearby that area? I think there is.
22 There is a recreation center and that's not too far away.

23 MR. SWILLER: There's also -- sorry, I didn't mean to
24 cut you off. There is a playground on campus that's publicly
25 accessible. It's on the West Virginia side of campus right, next

1 to our elementary school, so we do try to make that open to the
2 public as much as we can. You can go in pretty much any time
3 including the weekends.

4 VICE CHAIR MILLER: Right. Okay. All right. Well, I
5 encourage you to give further consideration to that idea as you
6 go forward with the --

7 MR. SWILLER: I want to make one other response to
8 that. And I do not want to give the impression that we're trying
9 to divert the response. But the DPR has a beautiful field that
10 is somewhat unutilized immediately to the north of Creativity
11 Way. We have had meetings with DPR to -- it was at the suggestion
12 of one of the ANC commissioners to activate that space somehow.
13 I would love to get more traction on that with DPR if possible.

14 VICE CHAIR MILLER: Yeah. What's that space called?
15 Does that a name, that particular space?

16 MR. SWILLER: It's the (indiscernible) baseball field
17 -- Brentwood Park.

18 VICE CHAIR MILLER: Yeah. Okay. All right. Well,
19 thank you. I appreciate your efforts in that regard.

20 MR. HALL: Commissioner Miller, I apologize for getting
21 your name wrong a moment ago. It's getting very late over here
22 that's why I skip --

23 VICE CHAIR MILLER: I think it's the midnight. Are you
24 at the midnight hour?

25 MR. HALL: Yeah. Just -- yeah, one minute to midnight,

1 | so --

2 | VICE CHAIR MILLER: Yeah. Congratulations. It's Paul
3 | Young's birthday in Ireland.

4 | CHAIRPERSON HOOD: Okay. So thank you all for your
5 | questions. I will say Vice Chair, on another note what -- I will
6 | ask that Archie also weigh in on this conversation. He weighed
7 | (indiscernible).

8 | VICE CHAIR MILLER: It's a little early in the evening,
9 | (indiscernible), be here. But we'll get him in on one of the
10 | future hearings of this case.

11 | CHAIRPERSON HOOD: Okay. It's always good to have
12 | expert insight. I will say, though, again, I appreciate -- I'm
13 | not going to repeat the three points in this case, the three
14 | major points. I think though, that it was very clear to me that
15 | the foresight and the programmatic and the planning has been very
16 | involved because right now as it exists, you all are exactly
17 | right. 6th Street cuts everything off. So what we're doing on
18 | parcel 3 and with Creativity Way, we'll add -- we'll bring that
19 | dimension back. That's the way I look at this. The only thing
20 | I will ask for -- and Mr. Hughes, you may have it already, and I
21 | may just have missed it. But the -- we asked you to do a --
22 | provide a Comp Plan consistency of the racial equity analysis in
23 | this case of what you just mentioned. I see it. I know what it
24 | is, but I need you to provide that if -- unless you can point me
25 | to where it is. I think that would be very helpful to this case.

1 I can come up with what I think are some of the analyses, but it
2 is upon the applicant to do that and not myself. So I don't
3 think that's a hard thing to (indiscernible), because I think
4 you're already doing it, you just need to memorialize it, unless
5 you can point to where it already is.

6 MR. HUGHES: In our -- in the applicant's filings, it's
7 not included --

8 CHAIRPERSON HOOD: Okay.

9 MR. HUGHES: -- Mr. Chairman.

10 CHAIRPERSON HOOD: If you could --

11 MR. HUGHES: (Indiscernible) into the record. Be glad
12 to.

13 CHAIRPERSON HOOD: I don't have anything else. I think,
14 again, as I was hearing the discussion, 6th Street, the
15 programmatic in which you all are planning. There are some
16 tweaks, as my colleagues have mentioned, but I think you all are
17 dead on what you're trying to do, especially with parcel 3 and
18 the movie theater and all that going away. So I'll leave it at
19 that.

20 All right. Any other follow up questions or comments?

21 (No audible response.)

22 CHAIRPERSON HOOD: Not hearing any.

23 Ms. Schellin, do we have anyone who's joining us from
24 the ANC?

25 MS. SCHELLIN: No, sir.

1 CHAIRPERSON HOOD: Okay. Let me find my agenda. Let's
2 go to the ANC, other government agencies. I don't believe we
3 had any as of yet. Mr. Hughes, you can tell me if we did. We
4 do have a letter of support again from ANC 5D. And Mr. Hughes
5 has already reported, I think the other ANC's and not going to
6 weigh in. The letter of support is in support of -- we're going
7 to supplement and amend the record as Mr. Hughes already mentioned
8 about the vote.

9 Let's go to the Office of Planning. And I believe you
10 suggest -- Mr. Mordfin, I'm sorry. I believe (indiscernible) can
11 stand. Put it on the record and give us a two-minute review of
12 it. Mr. Mordfin.

13 MR. MORDFIN: Hi. Good evening. I'm Stephen Mordfin.
14 And, you know, the Office of Planning supports this application,
15 both the extension, which I would like to correct, there's one
16 error in my report. I put the wrong year in. It's until 2027,
17 not 2026. It doesn't change our recommendations. So we still
18 support the applicant's request to extend the validity of that.
19 And we also support the amendment to remove the approximately
20 6,000 square feet from the plan, and I'm available for any
21 questions.

22 CHAIRPERSON HOOD: Thank you, Mr. Mordfin, for your
23 report, and thank you for hanging in there with us today.

24 Commissioners, any questions?

25 (No audible response.)

1 CHAIRPERSON HOOD: Not seeing any.

2 Does the applicant have any questions for the Office
3 of Planning?

4 MR. HUGHES: No, sir. (Indiscernible).

5 CHAIRPERSON HOOD: Okay. We've already called for the
6 ANC and they're not joining us, but they have supplemented the
7 record as already been stated. Thank you, Mr. Mordfin.

8 Again, I don't believe we have anyone from DDOT
9 showing. I think DDOT is not unless -- did they submit? Yeah,
10 DDOT has a report, and I don't think they had any objections. I
11 don't remember.

12 Mr. Hughes, help me out here. DDOT has no objections
13 from this part -- in this --

14 MR. HUGHES: That's -- my understanding. DDOT
15 submitted a report to the record, but I believe it was the same
16 report that was submitted for the prior case. (Indiscernible)
17 anything specific to our case.

18 CHAIRPERSON HOOD: Okay. So I'm not sure if this
19 applies to -- so these are not, because it just says Gallaudet
20 University parcels 2 and 3 and maybe for the whole -- for
21 everything, so I'll just leave it at that, unless they correct
22 me for the record.

23 Do we have any persons, Ms. Schellin, who are here to
24 testify -- organizations or persons who will testify in support,
25 opposition, or undeclared?

1 MS. SCHELLIN: There are no witnesses at all.

2 CHAIRPERSON HOOD: Okay. Thank you.

3 Okay. Mr. Hughes, I don't think you have any rebuttal.
4 Do you have any closing?

5 MR. HUGHES: No, sir.

6 CHAIRPERSON HOOD: Okay.

7 MR. HUGHES: I think it speaks for itself, and we
8 appreciate everyone's time.

9 CHAIRPERSON HOOD: Okay. Again, we thank you for your
10 presentation to tonight, and definitely appreciate the hard work
11 that you all have been doing and are doing.

12 Ms. Schellin, do we need to come up with some dates?

13 MS. SCHELLIN: Yes. We would -- I think use the same
14 date, sorry -- I have to change locations -- that we did for the
15 other case. If we could have the additional submissions by 3:00
16 p.m. on November 17th and any responses thereto by November 24th
17 and will, at this point, anticipate action at the December 16th
18 meeting. Although, this case only has one vote, so the Commission
19 will probably defer action on this one until final action on
20 15-24B. That's what I would anticipate. I can't hear you.

21 MR. HUGHES: Sorry. Can you hear me now?

22 MS. SCHELLIN: Yes.

23 MR. HUGHES: I'm just probing Erwin Andres. I apologize
24 that the -- given that we're not likely to have a vote taken
25 until final action and there seem to be some further design study

1 | that the Commissioners were asking us to do, might we have a
2 | little bit more time for our submission to allow that further
3 | study to be undertaken?

4 | MS. SCHELLIN: I would ask the Commission if they need
5 | to see that before -- is that going to be an issue, the thing,
6 | that you need to see before in connection with the current --
7 | the other case?

8 | CHAIRPERSON HOOD: Does anybody have any issues with
9 | any of that? Yes.

10 | COMMISSIONER MAY: Mr. Chair, it certainly would be
11 | good to have it before the next hearing.

12 | MR. HUGHES: And the next hearing is the 22nd?

13 | MS. SCHELLIN: Yes.

14 | MR. HUGHES: Okay. I'm going to turn to Alastair in
15 | light of the comments that you've received tonight, further study
16 | we've been asked to do. I understood that it the 17th, but
17 | Commissioner May, you are saying it will be -- can we get it to
18 | you before the 22nd, or does it need to be by the 17th in order
19 | for you to consider it by the 22nd? I'm just trying to --

20 | COMMISSIONER MAY: I think --

21 | MR. HUGHES: -- that day for Hall McKnight to undertake
22 | this part of the (indiscernible).

23 | COMMISSIONER MAY: Sure. I think the point of having
24 | it before, you know, all of the hearings are concluded would be
25 | if we had any questions about it, as opposed to just getting

1 something before final action. So if we can get it by the 17th,
2 then, you know, by the 22nd, I don't know what will be -- I don't
3 know what's happening on which day, but as long as we can still
4 ask questions about it.

5 MR. HUGHES: Would you be asking -- would we be
6 reconvening a hearing for this matter, or would you be asking
7 those questions --

8 COMMISSIONER MAY: No, no, no, no.

9 MR. HUGHES: -- (indiscernible) other team?

10 COMMISSIONER MAY: One of the other hearings. Those
11 are still in hearings, right?

12 MR. HUGHES: Yes.

13 MS. SCHELLIN: Yes.

14 COMMISSIONER MAY: So even if it's not explicitly on
15 the agenda at those hearings, you know, being able to ask
16 questions about what you submit at some point as opposed to just
17 getting something before we go to a meeting and we are voting on
18 a piece of paper.

19 MR. HUGHES: I completely understand.

20 CHAIRPERSON HOOD: Mr. Hughes, you'll be on like you
21 were tonight, and if we have a question for you, we don't mind
22 bringing it up. We can do that. We can include you on
23 (indiscernible).

24 MR. HUGHES: I'm the least important in that
25 conversation, but I appreciate it, Mr. Chair. I just want to

1 make sure that we're giving the -- it has -- this has been a
2 project that's been studied for a long time and developed. And
3 I just want to make sure that Alastair appreciates what's being
4 asked and that we can meet that deadline and provide a meaningful
5 response. So that gives us essentially 13 days. Can you come
6 back with something by that time? Are you comfortable with that?

7 MR. HALL: Yeah. And, you know, we can talk tomorrow
8 and make sure that I understand what it is that I'm promising I
9 can do. But yes, I think we can deal with the main headline
10 items and provide some fresh material ahead of those dates. We'll
11 certainly endeavor to do as much as we can in that time and keep
12 the process moving while it's live in everyone's minds. Yeah.

13 MR. HUGHES: Okay. So I apologize for all that
14 discussion. I should have just cut to the chase and asked him
15 if he could have done it, but thank you. We'll stick to the
16 17th, Ms. Schellin and (indiscernible).

17 MS. SCHELLIN: Okay. You'll reach out to the ANC about
18 their report?

19 MR. HUGHES: Yes.

20 MS. SCHELLIN: Okay. All right.

21 COMMISSIONER MAY: I would just point out. I think
22 that it can be pretty simple when we're talking about, you know,
23 trying to communicate what the -- what's happening on Creativity
24 Way. We don't need to have all of the renderings updated and a
25 new fly-through (indiscernible), or all that sort of stuff. It's

1 | just some simple concepts about how you're going to draw people
2 | in and how you're going to address something (indiscernible) so.

3 | MR. HUGHES: Thank you.

4 | CHAIRPERSON HOOD: For us, less is best, but to the
5 | point.

6 | MR. HUGHES: Yeah.

7 | CHAIRPERSON HOOD: All right. Anything else? We're
8 | all on the same page?

9 | (No audible response.)

10 | CHAIRPERSON HOOD: Okay. The Zoning Commission will
11 | be meeting again on November 15th, 2021. And the subject of that
12 | case is Zoning Commission Case No. 21-07 for Consolidated Plan
13 | Unit Development and Related Map Amendment from RA-1 to RA-2 at
14 | Square 5876, Lot 849. And the case name is Institute of Urban
15 | Living. It should be interesting.

16 | Okay. So with that, I want to thank everyone for their
17 | participation tonight. And happy birthday to our birthday folks,
18 | Mr. Paul Young and Ms. Sharon Schellin. And enjoy yourselves and
19 | thank you all for your participation tonight. And this hearing
20 | is adjourned. Good night, everyone. And good morning to some.

21 | MR. HALL: Thank you.

22 | (Whereupon, the above-entitled matter went off the
23 | record at 8:10 p.m.)

24 |

25 |

C E R T I F I C A T E

This is to certify that the foregoing transcript

In the matter of: Public Hearing

Before: DCZC

Date: 11-4-21

Place: Teleconference

was duly recorded and accurately transcribed under my
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GARY EUELL