

GOVERNMENT OF
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

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REGULAR PUBLIC HEARING

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MONDAY

JULY 17, 2023

+ + + + +

The Public Hearing of the District of Columbia Zoning Commission convened via teleconference, pursuant to notice at 4:00 p.m., EDT, Anthony Hood, Chairperson, presiding.

ZONING COMMISSION MEMBERS PRESENT:

- ANTHONY HOOD, Chairperson
- ROBERT MILLER, Vice Chairperson
- PETER MAY, Commissioner
- JOSEPH S. IMAMURA, Commissioner

OFFICE OF ZONING STAFF PRESENT:

- SHARON SCHELLIN, Secretary
- PAUL YOUNG, Data Specialist

OFFICE OF ZONING LEGAL COUNSEL:

- HILARY LOVICK, Esquire

The transcript constitutes the minutes from the Regular Public Hearing held on July 17, 2023.

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

Case No. 23-10

Georgetown University 5

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

2 (9:30 a.m.)

3 CHAIRPERSON HOOD: Good afternoon, ladies and
4 gentlemen. Today's date is July the 17th, 2023. We are convening
5 and broadcasting this public hearing by video conferencing. My
6 name is Anthony Hood and I am joined by Vice Chair Miller,
7 Commissioner May and Commissioner Imamura. We're also joined by
8 the Office of Zoning Staff Ms. Sharon Schellin as well as Mr.
9 Paul Young who will handling all of our virtual operations. Also
10 our Office of Zoning Legal Division we are joined this evening
11 by Ms. Hilary Lovick. I'll ask all others to introduce themselves
12 at the appropriate time.

13 The virtual public hearing notice is available on the
14 Office of Zoning's website. This proceeding is being recorded
15 by a court reporter and the platforms used are WebEx and YouTube
16 Live. The video will be available on the Office of Zoning's
17 website after the hearing. All persons planning to testify should
18 have signed up in advance and will be called by name at the
19 appropriate time. At the time of sign-up, all participants will
20 compete the Oath or Affirmation required by Subtitle Z 408.7.
21 Accordingly, all those listening on WebEx or by phone will be
22 muted during the hearing and only those who have signed up to
23 participate or testify will be unmuted at the appropriate time.

24 When called, please state your name before providing
25 your testimony and when you are finished speaking please mute

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1 | your audio. IF you experience difficulty accessing Webex or with
2 | your telephone call-in or have not signed up then please call our
3 | OZ hotline number at 202-727-0789. If you wish to file written
4 | testimony or additional supporting documents before the hearing,
5 | then please be prepared to describe and discuss it at the time
6 | of your testimony. The hearing will be conducted in accordance
7 | with provisions of 11-Z DCMR Chapter 4 as follows: preliminary
8 | matters, applicant's case, report of other government agencies
9 | report of the Department of Transportation and the Office of
10 | Planning, report of the ANC, testimony of organizations.
11 | Organizations will have five minutes and individuals three
12 | minutes and we will hear in the following order from those who
13 | are in support, opposition and undeclared. Then we will have
14 | rebuttal and closing by the applicant. Again, the OZ hotline
15 | number is 202-727-0789.

16 | At this time the Commission will consider any
17 | preliminary matters. Does the staff have any preliminary
18 | matters?

19 | MS. SCHELLIN: Yes, sir. Very quickly, Jami Milanovich
20 | has been proffered as an expert witness. The Commission has
21 | previously accepted her, if the Commission would accept her in
22 | this case. Her resume is at 11B and then we have one that we
23 | did not find her to have been previously accepted and that is
24 | Yvonne Szeto and she's being proffered in architecture. Her
25 | resume is at 14D.

1 CHAIRPERSON HOOD: Okay. Thank you, Ms. Schellin.

2 MS. SCHELLIN: Those are the only two.

3 CHAIRPERSON HOOD: Okay. Thank you, Ms. Schellin. Ms.
4 Milanovich, we will continue that status unless I hear any
5 opposition. Okay. The architecture, any questions or comments
6 on the architect? Exhibit -- what is that? 14B?

7 MS. SCHELLIN: D as in David.

8 CHAIRPERSON HOOD: 14D, okay.

9 COMMISSIONER MAY: I think the architect has fine
10 credentials. I have no problem qualifying her as an expert.

11 CHAIRPERSON HOOD: Okay. Anybody else? Okay. All
12 right. So we will give her expert status and I would agree,
13 she's just about registered everywhere, so I'll leave it at that.
14 All right.

15 Ms. Schellin, anything else?

16 MS. SCHELLIN: Jus simply to say that the Applicant is
17 being represented by Dave Avitabile and Lee Templin from Goulston
18 & Storrs. The Office of Planning is represented by Joel Lawson.
19 DDOT is represented by Noah Hagen. The ANC, ANC 6E is represented
20 by Christopher Hart. All three have submitted reports in support
21 and other than that, I am ready to turn it over to the Commission.

22 CHAIRPERSON HOOD: Thank you, Ms. Schellin. Let's
23 bring everybody up. Mr. Avitabile and his team and if we can
24 get a condensed version, hit the highlights and the issues.

25 So with that, I'll turn it over to you, Mr. Avitabile.

1 MR. AVITABILE: Thank you so much, Chairman Hood and
2 members of the Commission. Again, David Avitabile with Goulston
3 & Storrs with my colleague, Lee Templin, here on behalf of
4 Georgetown University and we're here to present the design review
5 application for its Capitol campus.

6 This is the first building making use of that text
7 amendment that you recently approved just a couple of months ago
8 that allow additional height down at the Capitol Campus in
9 exchange for design review.

10 In the interest of time we've got a full Georgetown
11 team including David Green, Greg Klass and Chris Murphy from
12 Georgetown but we're going to skip right to Yvonne Szeto who will
13 give a brief architectural presentation and then I will mop it
14 up with just addressing the minor issues in the OP and DDOT
15 report.

16 So, Mr. Young, if we could bring up our presentation.
17 Thank you so much, and we can go ahead and advance the slides to
18 I think slide 7 and that's where Ms. Szeto will take over.

19 Yvonne, I turn it over to you.

20 MS. SZETO: Hi. Thank you, David. Good afternoon,
21 Commissioners and can you hear me?

22 CHAIRPERSON HOOD: Yes, we can hear you.

23 MS. SZETO: Okay.

24 CHAIRPERSON HOOD: Identify yourself for the record.

25 MS. SZETO: Sorry. I am Yvonne Szeto, partner at Pei

1 Cobb Freed. I'm sorry. It seems my video is not working, but
2 nevertheless I will go right ahead.

3 What we're showing you here first is a site plan that
4 shows how the new law building will fit into the campus context
5 and campus circulation. On the left is level 1. On the right
6 is level 2. The new law building has placed all its most
7 important public functions on the north side. It has a main
8 entry off of F Street directly across from McDonough's south
9 entry. We imagine that vehicular drop off and arrival to be on
10 the northwest corner. The marquee will lead visitors into the
11 lobby which is shown in yellow, with the welcome center being at
12 the northwest corner.

13 On the northeast corner shown in purple is a retail
14 café which is about 1,000 square feet. There will be an entry
15 from the north as well as a potential entry from the east where
16 there will be outdoor seating facing the campus green. This will
17 be amenity and amenity not only for the students but also for
18 the community at large.

19 The new law building has a very open posture on the
20 west side. We have arrayed all the classrooms that are single
21 loaded to be accessed from the atrium, so all those programs will
22 be facing 2nd Street and be very transparent. On the south side
23 of the building off of Chews Alley will be a parking access as
24 well as two loading births.

25 It's important to mention on the right side, level 2,

1 | because when the new building 125 E was being planned and designed
2 | just to the south of us, which is the School of Public Policy,
3 | it was a campus initiative to provide a passage, a pedestrian
4 | passage, so that the north doors can access the green so as to
5 | fold those two connected buildings at 500 1st as well as 125 E
6 | to get access to the campus green.

7 | We have embraced that initiative and in the next slide,
8 | please in the axo that you see on the top right, you see the
9 | pedestrian passage which is nominally 20 feet incorporated into
10 | the shaping of the building. The building, because it's a
11 | relatively narrow site, the building on the south side is 80
12 | feet. It curves and widens to the north to be 100 feet and on
13 | the left side image you can see that the building is undercut
14 | two stories high on the north east corner so as to receive the
15 | stairs and the elevator that will arrive at the campus.

16 | Under this undercut which is generously scaled, we have
17 | the retail café that opens out to the green and activates the
18 | green. This will be a destination for all the six buildings that
19 | are on campus.

20 | On the bottom of the screen you can see on the right
21 | side the axo that shows 2nd Street. We applied the same curve
22 | geometry on the 2nd Street façade using that curved geometry and
23 | mirroring it on alternating floors so as to interlock those two
24 | geometries creating interweaving terraces. We used the strategy
25 | of sculpting the form so as to create depth, to create movement

1 and to add visual interest to the building.

2 The next slide, please. As we move counter-clockwise
3 to the west side on 2nd Street, you see the elevation as well as
4 the view from the southwest corner. The lower parts of the
5 building houses all the classrooms that's from levels B1 up to
6 level 4 you can see there more clearly. Here these are the
7 student hangout spaces that students get access to the
8 classrooms.

9 On the bottom image is level 1 where you can see the
10 street as well as the cascade of stairs down to B1 classrooms.
11 On these spaces, they're student hangout spaces, they literally
12 function as the living room for the students. There are
13 interconnecting stairs that provide access to all floors as well
14 as green walls on the southside which stretches from B1 up to
15 level 4. These spaces are very visible from the street and
16 essentially we are providing 200 feet of active street frontage
17 to pedestrians.

18 The next slide. Here we're showing a bit more detail
19 on the 125 E connection. On the top image you're seeing the
20 stairs cascading down to the green and the façade of 125 E at a
21 distance. Here the accessible elevator you can see incorporated
22 into the new law building and the northeast corner that has the
23 café has doors from the north as well as possibly from the east
24 where there is spill out seating under the curved soffit. The
25 other image shows the opposite view at the top of the stairs

1 | looking at the green and at McDonough Hall at a distance.

2 | We also show the dusk view where we show the classrooms.
3 | We have two classrooms on every floor for three floors on the
4 | right side in the new law building and with the lighting that
5 | will continue until 10 p.m., at night as well as plantings and
6 | benches that incorporate lighting, we think this passage will be
7 | an attractive and safe environment for students late into the
8 | evening.

9 | The next slide. A bit about the marquee. The marquee
10 | is projecting five feet on both streets, on F Street and on 2nd
11 | Street. It is curved in plan. You can see that on the plan on
12 | the right and curved in section. It is a convex curve that is
13 | warped so that it extends from the spandrel which is three feet
14 | to a knife edge at the corner. We think that will be a very
15 | striking and memorable profile and on top of the beading edge of
16 | the marquee, we are placing dimensional letters for Georgetown
17 | Law and you can start to see on the bottom image the street scape
18 | which will -- we will talk about in the next slide.

19 | The next slide, please. The public space is about 26
20 | feet wide. There are six mature existing trees. Our landscape
21 | team, Rhodeside Harwell, will have an arborist as well on their
22 | team to assess the health and condition of the trees, provide a
23 | preservation plan to protect these trees during construction. We
24 | are proposing, you can see the existing condition on the top
25 | image. The existing tree bops varies from four and a half feet

1 to six. We are proposing to make it uniform six feet with ground
2 cover plantings. We are proposing to widen the sidewalk from ten
3 feet to fourteen feet. We are proposing also a six foot planting
4 zone against the building with low shrubbery. We are, well, all
5 the widening is really because the areaway that you see there
6 will be eliminated. We are proposing low shrubbery because we
7 think that an urban edge with lower plantings will make the
8 building more approachable and more visible.

9 The next slide, please. We'll just go through these
10 very quickly. These are floor plans that show teaching spaces,
11 classrooms on levels 1 through 4. They're all arranged north-
12 south and have atrias in front of it with interconnecting stairs
13 that promote health and wellness. We encourage the students to
14 walk one up, one down. We have green walls and terraces that
15 incorporate biophilic design into the project.

16 The next slide shows B1 which has another three
17 classrooms, the largest one being the one in the middle which is
18 the moot court which has a deliberation room. The P1 plan on
19 the right shows 21 parking spaces and access to connect to
20 Ginsburg's parking . We are retaining -- we are eliminating two
21 levels of parking on the existing Gewirz. However, we are
22 retaining the structure to use the foundation walls because they
23 are more cost effective. We are voiding those slabs so that we
24 can -- we are exploring adding a rain water harvesting cistern
25 into the P3 level at this moment.

1 The net slide shows four levels of faculty offices. On
2 three of them levels 5 through 7, they host the clinical program
3 of Georgetown Law on the south side. You can see the large suite.
4 Each suite contains four clinical programs and, as you may know,
5 Georgetown has ranked No. 1 for their really robust clinical
6 program. Here, each suite will have four times three, so that's
7 a total of 12 clinic programs for experiential learning for the
8 students as well as serving the community.

9 The next slide shows level 9 and the penthouse floors.
10 These are two interconnecting convening spaces. They open out
11 into landscaped gardens. At the top of the penthouse roof about
12 50 percent of the area is devoted to solar PVs. We have about
13 2,000 square feet of PVs which will produce about 56,000 kilowatt
14 hours to offset electricity usage. This will provide 18 percent
15 energy savings over baseline, and the image shows the plantings
16 that we will have in the wider planting zones that will be able
17 to have shorter ornamental trees that I will describe later.

18 The next slide. Here we're showing the elevations in
19 context. What we are showing here is the program stacking
20 achieved in nine stories at 130 feet. Essentially the office
21 floors are 12 foot floor to floor classrooms because they're
22 tiered. They're 16 foot floor to floor and the convening space
23 about 17 floor to floor. You can see there the idea very deep
24 terraces. These terraces are 20 foot deep. They're more like
25 landscape outdoor rooms that can be used for teaching or working.

1 It's a reaction really and a response for a post-Covid workplace.
2 We think that will be not only popular but it lends a certain
3 horizontal expression to the building. The metal and glass is
4 stretched and as a counterpoint, it is horizontal as opposed to
5 what you see at 125 E that is on the south side. That building
6 has the more vertical expression of glass and metal and we think
7 that it is different but the two are complimentary, one
8 horizontal, one vertical and think that they are in balance and
9 can be harmonious together.

10 The next slide shows the shorter to two shorter
11 elevations, one on the north side. The height here is comparing
12 the 130 to the 130 also at the Capitol Crossing PGP blocks. They
13 are both 130. The difference here is you can see the articulation
14 on the west side and the east side to incorporate the sculpting
15 of the terraces really help define the, kind of the depth and
16 carvings that we have on the building. It just so happens the
17 20 foot deep terraces also line up with the set back of the
18 penthouse above.

19 The next slide shows in greater detail the surface and
20 the design of the façade of the building. One of the things I
21 talked about before is sculpting the form here. We're also
22 sculpting the surface by creating a metal spandrel that is curved,
23 that has a curved profile. It's slightly curved to give a recess
24 of about three inches. That in itself we think adds scale and
25 refinement and also it helps have a play of light and shadow that

1 is less than the terraces but also very important as it tries to
2 stretch that façade and interlock it. Here we're showing the axo
3 of where that inflection point is where it goes from an innie to
4 an outie.

5 The next slide shows the materiality, the photos.

6 Next slide, please. The photos show the bent aluminum
7 metal spandrel scoop as well as the third one down is the bent
8 panels of the marquee and in between is our intention to use
9 absolutely clear Ella neutral glass that is high performing. It
10 has a low-e coating of a triple silver Low-e coating that will
11 be very high performance.

12 On the right side sun shades that are aluminum that are
13 supported off brackets of the mullions. The planters and railings
14 are all stainless steel and the louvres are aluminum, and at the
15 base we're showing a granite base all along.

16 The next slide gives more detail about the top of the
17 building and the setback. What we're showing here in plan here
18 bracketed is the elevation, the section and the axos are all
19 taken from the southeast corner of the building. We're showing
20 here that 45 degree angle showing that all the planters, the
21 guard rails, the sun shades as well as the PVs all fall within
22 the 45 degrees and I'd like to talk about, put my landscape
23 architect hat on just for a minute, to talk about the plantings
24 at this penthouse level. The plantings that Rhodeside Harwell
25 and we have been collaborating on is an idea to wrap ornamental

1 trees on the north side where we have the wider planter boxes
2 which can be mounted up to be about two and a half feet and also
3 do the same thing for the southwest corner.

4 The next slide shows some of the plant -- next slide,
5 please -- some of the plant pallet that Rhodeside Harwell has
6 been shortlisting. What we're showing here are trees, shrubs,
7 and ground covers in a descending height order and also showing
8 in yellow the ones that are native species. The client is very
9 interested in selecting native pollinators which is a great thing
10 to have that and the trees that we're showing here on the top
11 left, they are all native species and some of them are really
12 terrific because just like the left one which is the Serviceberry,
13 it has showy white flowers in the Spring, red foliage in the Fall
14 and it also has berries for the birds. So all to say that this
15 is in the works and will be developed even further.

16 The next slide really concludes by showing the new law
17 building as it is seen in the City. It has just unparalleled
18 views to the south and I'm just reminded from the website and
19 our conversations with Georgetown Law that the campus has evolved
20 to the point where they say in the website students come to study
21 law in the City where laws are made and here in D.C. they want
22 to experience a City. So in our conversations with the school,
23 it's been expressed to us that they want to be more outwardly
24 focused. They want to be more inclusive and they want to serve
25 the City. So that's why you're seeing the atriums and the

1 classrooms all facing 2nd Street.

2 With that, I'm going to turn it back with David.

3 MR. AVITABILE: Great. Thank you, Yvonne.

4 If we go to the next slide, please. I'll just quickly
5 walk through the one area of zoning flexibility and our responses
6 to the OP and DDOT reports. We asked for one area of zoning
7 flexibility which is for the location of the short term bicycle
8 parking. As the Commission knows, the regulations allow you to
9 locate bike parking either on your lot or in surrounding public
10 space and within 120 feet of your primary entrance and that's the
11 area you see in yellow on this image and what we're asking for
12 flexibility to do is, 1) the ability to locate short term bike
13 parking, use of the bike racks Also within the former F Street
14 right-of-way which the property immediately to our north, it's
15 technically a separate lot so it would require relief under the
16 zoning regulations, and then the other area where we'd like the
17 flexibility to potentially locate bike parking is along our
18 entire length of our 2nd Street frontage, some of which falls
19 outside of the 120 foot arc and this is in large part because we
20 have an incredibly high short term bike parking requirement at
21 68 spaces so that's 34 racks, and we just want to make sure that
22 we have enough places to locate them. Education uses have far
23 and away the highest short term bike parking requirement under
24 the regulations.

25 If we can go to the next slide, please. We had a couple

1 of comments in the DDOT report. To go through them all in
2 sequence, first we confirm that we did calculate the bike parking
3 requirements correctly. They were based on our building gross
4 foot area and they include the habitable penthouse space.
5 Nevertheless, we agreed to voluntarily add three additional long
6 term bike parking spaces in the garage. That brings us up to a
7 total of 26 spaces and you can see here the updated layout which
8 also includes the tandem bike parking and the space for Ebikes
9 and the number of horizontal spaces, all of which as DDOT
10 recommends and this was submitted to the record as Exhibit 18B.

11 The other item that DDOT asked us to consider was
12 updating our TDM to include not only that bike parking and those
13 guidelines but also agree to work with them on identifying a
14 potential Capitol bikeshare station location in or around the
15 campus and we've agreed to do that. This is all included in our
16 updated conditions which are at Exhibit 18C of the record and
17 then if we can go to the next slide, please.

18 The last slide on this is, as you've heard, the Office
19 of Planning asked us to add a doorway to a retail space on to
20 the north side which we've done. We are still retaining an
21 optional door on the east side as well but we've addressed that
22 request from OP and so I think we've addressed all of the comments
23 in the OP and DDOT reports and, as the Commission knows, the ANC
24 also submitted a report in support. We had a very good dialog
25 with them throughout this and the text amendment discussion, you

1 know, the location and the inclusion of the retail space is very
2 much a function of the dialog, not only with the agencies, but
3 also with the community.

4 So with that, that's our presentation and the whole
5 team is here and available to answer questions.

6 Thank you.

7 CHAIRPERSON HOOD: Thank you, and thank you to the
8 team. Let's see if we have any questions or comments.

9 Commissioner May.

10 COMMISSIONER MAY: Just a couple. The first, we'll
11 just talk about bike parking for a second. What's the current
12 state of short term bike parking now on that campus? I've been
13 there a couple of times and had to park and I think I got parking
14 on the street or something like that, so I don't know what's the
15 volume of available spaces now and what's the usage like?

16 MR. AVITABILE: Ms. Milanovich, do you want to address
17 that, please?

18 MS. MILANOVICH: So we did not do an inventory of the
19 existing short term bike parking but we are required to provide
20 68 new short term bike parking spaces in conjunction with this
21 project which we will be doing and working with DDOT to locate
22 those. I'm not sure if somebody may (indiscernible) at the
23 university might be able to speak anecdotally about the
24 availability of the existing parking spaces.

25 MR. AVITABILE: Yes, Greg. If you're available and you

1 | could speak to that, that would be great.

2 | MR. KLASS: Yes, I am. I'm Greg Klass. I'm the
3 | Associate Dean for External Programs and a member of the faculty.

4 | We've got bike parking on campus throughout the campus,
5 | outdoor short term both on the Eleanor Holmes Norton green, that's
6 | the former F Street and on the Dean Green which is the former G
7 | Street up against the library. I'm a biker also and I can always
8 | find a place outside to park my bike. There are two interior
9 | bike areas or long term bike areas, one in the existing Gewirz
10 | and the other is in McDonough. I haven't used those in years so
11 | I'm not sure how much they're used, but we're committed to
12 | providing more than enough bike parking for all of our community.

13 | COMMISSIONER MAY: Okay. I mean, the reason I ask has
14 | to do with making sure that you have enough spaces in the right
15 | places because if you don't, you wind up with bikes parked, you
16 | know, to every railing or tree or signpost or what have you and
17 | I just don't know what the current situation is like, and every
18 | time you move the spaces away from the entry point of the
19 | building, it increases the likelihood that people are going to
20 | park wherever they can find a place to lock it.

21 | MR. KLASS: Yes, I appreciate that. We've talked about
22 | it. Most of the trips to campus are to sort of not one particular
23 | building. A student will come here and as a fact when I ride I
24 | come straight to my office, students are actually, their
25 | classrooms -- and once this is built in three different buildings

1 -- and so it's more of a trip to the campus as a whole than to
2 any particular building. Even I, because I'm teaching, I go to
3 three or four buildings every time I come to campus but that
4 would be part of our thinking in locating bike racks for sure.
5 I mean, in effect what you're saying is putting them all in the
6 entrance to this one building, while it's required by the
7 regulations, may not be the most logical place to put them.

8 COMMISSIONER MAY: Right. Yes, I mean I think the --
9 it's hard to remember where this specific requirement comes from
10 under the, except for the general requirement that we had to
11 have the bike parking short term spaces close to entrances to
12 avoid, you know, the bad parking behavior on the part of the
13 cyclist. But, you know, I speak from experience because I, you
14 know, if I had to walk too far I'll try to lock up to anything I
15 can lock up to. So it's just the nature of the way people think
16 when they ride bikes, at least many people do.

17 But I've seen some campuses where there's just not
18 enough bike parking and there's just so much use. This is a very
19 small campus so I think it's a different circumstance. But on a
20 larger campus or one that's more spread out it can become really
21 problematic and in terms of what it looks like but also in
22 creating, you know, hazards for pedestrians and so on.

23 So I had one question about the building design and I
24 mean it's really interesting and very different from anything
25 else that you have on campus right now and it's a clear departure

1 from the like, kind of I don't know what I would call it, post-
2 modern but the current style, the more current style of things
3 like the library building and certainly the Gewirz building that
4 it's replacing. But it's also, I mean it's glass and metal and
5 the metal is I think it's going to be metallic in color. Did I
6 get that right from the drawings? Yes, so --

7 MS. SZETO: Metallic silver.

8 COMMISSIONER MAY: -- metallic silver. So it'll look
9 more or less like stainless?

10 MS. SZETO: Yes. I'd like to try to answer you. We
11 have looked at the architecture of the campus. The first building
12 was --

13 COMMISSIONER MAY: I haven't asked my question yet.

14 MS. SZETO: Oh, okay.

15 COMMISSIONER MAY: I mean, I was making a comment on
16 how it's a departure from (indiscernible).

17 MS. SZETO: Oh.

18 COMMISSIONER MAY: So I don't have a problem with that
19 departure; right? I'm not raising that as an issue. What I am
20 raising as an issue is the, you know, these buildings that we
21 have seen historically what, buildings that are light in color
22 and this applies to different extents on metal clad buildings
23 versus like a pre-cast or something like that. But even when
24 you're dealing with a metal building it is -- there's a tendency
25 when water does not drain properly off of the surface to streak

1 and stain the metal and maybe not permanently stain but something
2 that requires a lot of cleaning and I just -- I'm not saying you
3 should do anything differently, I just want to caution you that
4 there's enough, you know, stuff in the air that when it rains if
5 the water is all just sort of streaking off the glass and flowing
6 across the metal surfaces, you have to be careful that it's not
7 clinging to those surfaces and just streaking and leaving dark
8 marks on it.

9 MS. SZETO: I understand your concern. I think we
10 actually, not to be argumentative, but we have actually seen
11 worse things on masonry where the staining and the streaking
12 actually occurs and it's harder to remove because of the porosity
13 of the material over time. So I'm very well aware and I recognize
14 that. But to your, also I wanted to answer to your point about
15 being whether to be contextural rather than to be a metal and
16 glass building.

17 COMMISSIONER MAY: (Indiscernible).

18 MS. SZETO: Are you worried about that?

19 COMMISSIONER MAY: I don't have a question about that.
20 You don't need to answer things that I don't ask.

21 MS. SZETO: Okay.

22 COMMISSIONER MAY: I mean, I agree with you generally
23 speaking masonry is going to be more problematic when it comes
24 to the tendency to streak and to hold the soot and such. But it
25 can happen with metal as well --

1 MS. SZETO: Uh-huh.

2 COMMISSIONER MAY: -- and we've seen that in
3 Washington, so I would just be super careful about that and I
4 don't now how it's, you know, we don't get into the details of
5 these things but you just need to make sure that you don't wind
6 up with, you know, this beautiful sleek new building getting
7 streaked with soot after a few years.

8 MS. SZETO: Uh-huh. I understand.

9 COMMISSIONER MAY: (indiscernible) just a comment.
10 Okay. Thank you. That's it for me.

11 CHAIRPERSON HOOD: Commissioner Imamura.

12 COMMISSIONER IMAMURA: Thank you, Mr. Chairman. I just
13 have one question more out of curiosity than anything, but would
14 like to start with just my compliments to the design team.
15 Certainly appreciate, at least for some of the landscape design.
16 Appreciate the extension of the six foot tree boxes, the inclusion
17 of biophilic design, the rainwater harvesting possibly at the
18 deep three level. In terms of other sustainability features, the
19 greenhouse (phonetic) roof (indiscernible) 56,000 kilowatt hours
20 50 percent coverage there the greenhouse roof of PVs. Appreciate
21 that.

22 With that, I did notice that in terms of the
23 calculations, you're certainly square within LEED Gold and five
24 points short of LEED Platinum and I'm certainly that the team
25 probably sussed this out. With only being five points short,

1 | what kind of stretch would it be, because this is a phenomenal
2 | facility, and would certainly nice to be heard of as a LEED
3 | Platinum. I'm just curious how far you -- what's the level of
4 | effort for those additional five points?

5 | MS. SZETO: Sorry. It's always a balance between budget
6 | and what we can do for those final points. Let's say the
7 | rainwater harvesting is estimated to cost another 300K so that's
8 | kind of balancing payback and so on and so forth. We are in the
9 | middle of exploring that. There are -- many of those things that
10 | we are in the middle of looking at our DD estimate to see what
11 | we can do. We would love to get those five points. So that
12 | rainwater harvesting thing is worth one point. So we will try
13 | our best.

14 | COMMISSIONER IMAMURA: Great. I'm glad to hear that.
15 | I think a LEED Gold is laudable and, you know, of course it's
16 | the last few points that are the most difficult struggle.

17 | Architecturally I just wanted to comment. Appreciate
18 | the way you described sort of the articulation, the interweaving,
19 | the sculpting on the east and west facades. You know, I think
20 | it's a beautiful building. I think there's some really elegant
21 | -- it's an elegant solution and I think, you know, creates some
22 | really nice moments in the interior.

23 | I just wish I would have seen some additional design
24 | gestures on the north elevation. It's sort of truncated there,
25 | but I'm certain that the design team probably flushed those out

1 and it just didn't work so I can understand that, and appreciate
2 Mr. Avitabile's follow-up about the doors on the north because I
3 thought I heard Ms. Szeto say that for the retail café there
4 might be the possibility of doors on the east, so it sounds like
5 there's both doors on the east and on the north and I was just
6 glad to hear that was reiterated.

7 So outside of that I think I'm very satisfied with the
8 design of this and I think the students are going to be quite
9 lucky.

10 MR. AVITABILE: Thank you. Commissioner Imamura, to
11 clarify there will definitely be a door in the north. There may
12 be a door on the east side. We don't know yet, you know, depending
13 upon the final layout and whether it makes sense. We liked the
14 idea of a door on the east side and the way it sort of interfaces
15 with the green and with the walkway from 125 E, but that one,
16 and that's why it's labeled as optional on the plan. If it
17 doesn't work out for whatever reason, it comes out.

18 COMMISSIONER IMAMURA: That certainly makes a lot of
19 sense. Let's hope it does work out.

20 CHAIRPERSON HOOD: Vice Chair Miller.

21 VICE CHAIR MILLER: Thank you, Mr. Chairman, and thank
22 you, Mr. Avitabile, and the Georgetown University team for
23 bringing this design review application forward, and thank you
24 for your engagement with the community, garnering ANC 6E's
25 support and also the changes that you have made in response to

1 Office of Planning, DDOT and I guess the ANC as well.

2 So just to confirm, you are agreeing to -- I think
3 you've said it a couple of times -- you agree to move the retail
4 spaces Office of Planning and the ANC had suggested?

5 MR. AVITABILE: Yes. Well, we moved -- it's located
6 in the northeast corner and we've moved, what we've done is we've
7 added the door to the north side.

8 VICE CHAIR MILLER: Right. And, thank you for that,
9 and just confirming that you are agreeing to all of DDOT's
10 conditions of approval as well?

11 MR. AVITABILE: Yes.

12 VICE CHAIR MILLER: Thank you. I agree that it's a
13 very attractively designed building. All the environmental
14 features, the LEED Gold, almost Platinum, all the design features
15 and articulations that my fellow colleagues, Commissioner May and
16 Imamura, talked about.

17 The, I think it's the office of Planning report, maybe
18 your own report, I think the Office of Planning report had
19 mentioned that the penthouse habitable space that's being
20 proposed is going to trigger the required housing production
21 trust fund contribution which I realize isn't calculated until
22 the building permit is issued, but do you have a guesstimate on
23 what that housing production trust fund contribution might be?

24 MR. AVITABILE: We did and we calculated it, and I
25 don't have it in front of me, but give us time and we'll see if

1 we can pull it up and come back to you on that. It's a significant
2 number.

3 VICE CHAIR MILLER: Yes. I thought it would be, so
4 thank you. So we'll look forward to that as the hearing goes
5 along. I really don't have any further questions, Mr. Chairman.
6 I think it's a very attractively designed project and I thank all
7 the work that's gone into it by everybody.

8 MR. AVITABILE: And got the answer. It's still an
9 estimate and will depend upon the final number in the assessed
10 value of the building of course, but it's about -- it's going to
11 be between 600 and \$700,000. It's a meaningful number given the
12 size of the space and the fact that university buildings, for
13 better or worse, don't really ever challenge their assessments
14 because they're often exempt so they tend to be assessed higher
15 than your typical commercial office building.

16 VICE CHAIR MILLER: Well, thank you. We're glad about
17 that. Thank you very much.

18 CHAIRPERSON HOOD: Thank you. Ms. Szeto, I want to ask
19 about the architecture. Just curious, what made the design of
20 the architecture, and you may have mentioned this earlier and it
21 might have went past me, the wave part of it. What made the
22 design team decide for the wave part of this structure? I mean,
23 how did you get to that point?

24 MS. SZETO: I'll try to explain. It started with the
25 east side which is we, it's a narrow site and being Gewirz,

1 | because it's a residential hall, was only 65 feet wide. So we
2 | really need to have at least 80, at better 100, in order to do
3 | the classroom depth that we needed, the tiered classrooms. So
4 | that's why we started on the southside with 80 and went and curved
5 | it to be 100. So that said, that we used that curve on the east
6 | side, we replicated it, repeated it on the west side as well to
7 | make the serpentine shape and it just became interesting to try
8 | to weave that curve and try to apply it and plan it in sections.

9 | So that's a bit of the sort of design exercise that we
10 | did, so that resulted in the carving of the building and I think
11 | it gives a sense of -- the sculpting I think gives a certain
12 | eventfulness to the façade that we liked.

13 | CHAIRPERSON HOOD: Okay. Thank you. I appreciate your
14 | response. I actually thought that myself but I appreciate that.
15 | I will tell you that I was very impressed with the design,
16 | especially what got my attention was the wave in it and I know
17 | that is a departure and I like, well, I shouldn't say I'd like
18 | to see more designs like that because I've probably seen
19 | everything waving, but either way I think it was very well done,
20 | so thank you for your response.

21 | Mr. Avitabile, let me ask. This text amendment, had
22 | we not had this text amendment in this situation, what would
23 | Georgetown have done? I know that's probably, that's just like
24 | me asking you what's the number so I can go play the Powerball
25 | tonight, but I'm just curious. Do you have a response to that?

1 MR. AVITABILE: Sure. I mean, I think that would have
2 been 20 feet and you heard, you know, 20 feet is, you know, not
3 quite but close to two floors of office. It's a little bit over
4 a floor of classrooms and so, you know, the building would be a
5 story or probably two stories shorter because, you know, isn't
6 one story that's 20 feet and so, you know, you lose two stories
7 on this building and suddenly it's really not able to add all
8 the classroom space and, you know, office space the building
9 needs, you know, or maybe you're adding all the classroom space
10 but you're really shortchanging on the office.

11 So that additional height really allows this building
12 to accommodate all of the programmatic needs the university has
13 and a lot of it comes down to in part these university uses,
14 their uses have a greater floor to floor height, you know, than
15 your typical office building. An office building you can cram
16 it in in 12 feet floor to floor or less, but the academic space
17 it's sort of tiered stadium seating in those large classrooms
18 which I remember oh, so fondly from my law school days, but, you
19 know, you need a little bit of additional height to get there
20 and so that's what this text amendment really does. In terms of
21 the number of stories it's a nine story building in, you know,
22 in 130 feet So that's what it does for us.

23 CHAIRPERSON HOOD: Thank you, and I appreciate the
24 design team and the Applicant, and all the responses that you've
25 gotten and the work through with the community, especially the

1 ANC and it looks like with DDOT I think you accepted everything
2 with them and you hit every point. You've got a lot of support
3 for this project and, again, I do like the design.

4 Let me see if we have any follow-up questions or
5 comments? Not seeing any. Ms. Schellin, do we have anyone here
6 from 6, what is that 6 -- hold on, give me one sec -- 6E?

7 MS. SCHELLIN: Let me check. I did not see them
8 earlier. That was Christopher Hart, I believe.

9 CHAIRPERSON HOOD: Mr. Hart. Yes, we have their letter.

10 MS. SCHELLIN: And to make sure. I did not see them
11 and I don't think he's on now. Not seeing Mr. Hart.

12 CHAIRPERSON HOOD: Okay. Let's go to the other
13 government agencies. Do we have any other government agencies,
14 particularly the OAG or anybody here?

15 MS. SCHELLIN: No.

16 CHAIRPERSON HOOD: I know we have OP. Okay.

17 MS. SCHELLIN: OP and DDOT.

18 CHAIRPERSON HOOD: Okay. Let's go to DDOT. I don't
19 see the DDOT representative yet. There you go.

20 MR. HAGEN: Good evening.

21 CHAIRPERSON HOOD: Good evening. You may begin, Mr.
22 Hagen.

23 MR. HAGEN: Good evening, Chairman Hood and members of
24 the Commission. For the record, I'm Noah Hagen, transportation
25 planner with the District Department of Transportation.

1 DDOT is supportive of the Applicant's proposal to
2 redevelop 120 F Street, N.W. In our July 6th, 2023 report at
3 Exhibit 15 we recommended approval of one condition,
4 implementation of a transportation demand management plan with
5 three requested revisions including clarification on the number
6 of required bicycle parking spaces.

7 In follow-up discussions with the Applicant, we've come
8 to an agreement on the bicycle parking and revised TDM plan with
9 the revisions documented in the Applicant's supplemental filing
10 Exhibit 19A. DDOT has no objection to the approval of the
11 application.

12 We look forward to continuing to work with the
13 Applicant on the design of the street scape and the revised
14 management plan as they go through public space permitting.

15 Thank you, and I'd be happy to answer any questions.

16 CHAIRPERSON HOOD: Thank you, Mr. Hagen, and I promise
17 you that it's only going to take me a few more times to get your
18 name correctly. It won't take nine years like it took another
19 person's name, so I don't want to mess that name up so I'll let
20 you know that.

21 Any questions of Mr. Hagen? Commissioner May?
22 Commissioner Imamura?

23 COMMISSIONER IMAMURA: Thank you, Mr. Hagen.

24 CHAIRPERSON HOOD: Vice Chair Miller?

25 VICE CHAIR MILLER: No. Thank you for your report.

1 CHAIRPERSON HOOD: Okay. Mr. Avitabile?

2 MR. AVITABILE: No, sir.

3 CHAIRPERSON HOOD: Okay. And, again, we don't have
4 anyone from ANC 6E, at least not yet, so thank you, Mr. Hagen,
5 for your report.

6 MR. HAGEN: Thank you.

7 CHAIRPERSON HOOD: All right. Ms. Schellin, let's go
8 to the Office of Planning. Mr. Lawson, I believe.

9 MR. LAWSON: Good evening, Mr. Chairman and members of
10 the Commission. Joel Lawson on behalf with the Office of
11 Planning.

12 I'll keep this really short. The Office of Planning
13 does recommend approval of this design review case to allow the
14 additional height on this building consistent with the
15 regulations (indiscernible). We really appreciate the
16 Applicant's responsiveness to the questions and the comments
17 throughout this process and we appreciate the Applicant
18 addressing all of those concerns.

19 So with that, I'm going to stand on the record. If
20 you'd like me to go into more detail I'm happy to do so, but I
21 think the Applicant's presentation was pretty comprehensive. I'm
22 happy to be available for questions.

23 Thank you.

24 CHAIRPERSON HOOD: Thank you, Mr. Lawson. I would
25 agree with you. I think we've covered everything and I think

1 the merits of this case was covered very well, so thank you.

2 Let's see if we have any questions for you though.

3 Commissioner May? Okay.

4 Commissioner Imamura?

5 COMMISSIONER IMAMURA: No. As always, thank you, Mr.
6 Lawson.

7 CHAIRPERSON HOOD: And Vice Chair Miller?

8 VICE CHAIR MILLER: Thank you, Mr. Chairman. Thank
9 you, Mr. Lawson, for your OP report.

10 CHAIRPERSON HOOD: Okay. Mr. Avitabile, any questions?

11 MR. AVITABILE: No, sir.

12 CHAIRPERSON HOOD: Okay. Thank you, Mr. Lawson. Let
13 me do the, Ms. Schellin, we don't have Commissioner Hart; correct?

14 (Pause.)

15 CHAIRPERSON HOOD: Let's see.

16 MS. SCHELLIN: I'm sorry. That's correct, he's not on.

17 CHAIRPERSON HOOD: Okay. I didn't see him. I was just
18 looking. Okay. Again, the ANC 6E voted in a public meeting on
19 June the 6th, 2023 at which a quorum of seven of nine
20 Commissioners were present. ANC 6E voted seven to zero to zero
21 in support of this application and that's at Exhibit No. 13.

22 Okay, Ms. Schellin, again we have to call for it, even
23 though I pretty much know you've already mentioned to me, but
24 is there anyone here in support, opposition or undeclared?

25 MS. SCHELLIN: No, sir.

1 CHAIRPERSON HOOD: All right. Mr. Avitabile, do you
2 have any closing? I don't think you have a rebuttal unless you
3 don't want it approved.

4 MR. AVITABILE: We would certainly appreciate action
5 by the Commission if you're so inclined. Thank you so much.

6 CHAIRPERSON HOOD: Okay. Thank you. Again, we'll
7 close everything in this case. I'm looking to my Commissioners.
8 We see that this is pretty straightforward for the most part.
9 I've had a few design questions, and this is a voluntary design
10 I believe. Is this a voluntary design case? Yes?

11 MR. AVITABILE: Mandatory I guess.

12 MS. SCHELLIN: Mandatory.

13 CHAIRPERSON HOOD: Mandatory. Okay.

14 MS. SCHELLIN: Required, we should say.

15 CHAIRPERSON HOOD: Required. Okay, okay. I don't know
16 where I got voluntary. I must have read that somewhere. But
17 anyway, so let me ask. Commissioners, what is your -- and we
18 didn't talk about basketball. Is this anything?

19 COMMISSIONER MAY: Nothing to say about basketball.
20 There's nothing to say about basketball.

21 CHAIRPERSON HOOD: I will tell you --

22 COMMISSIONER MAY: I will say --

23 CHAIRPERSON HOOD: Okay, go ahead. Go right ahead.

24 Tell me --

25 COMMISSIONER MAY: -- I'm prepared to move forward

1 tonight.

2 CHAIRPERSON HOOD: Okay. Is anybody else prepared, all
3 of us ready to move forward? I will say I had the pleasure of
4 one of your, well, I'm not going to say colleague, one of your
5 Georgetown employees, Mr. Bay (phonetic) (indiscernible) were
6 together yesterday. He didn't talk about this case though. I
7 should have asked did you all play together but I didn't. All
8 right. So anyway, somebody like to a motion.

9 COMMISSIONER IMAMURA: Sure, Mr. Chairman. I'll make
10 the motion.

11 CHAIRPERSON HOOD: Thank you.

12 COMMISSIONER IMAMURA: I move that the Zoning
13 Commission approve case No. 23-10 Georgetown University design
14 review Subtitle I §§ 517.1(b) and 701.1 at Square 569 Lots 864
15 and 865 at 120 F Street, N.W., and ask for a second.

16 VICE CHAIR MILLER: Second.

17 CHAIRPERSON HOOD: It has been moved and properly
18 second. Any further discussion? Not hearing any, Ms. Schellin,
19 would you do a roll call vote, please?

20 MS. SCHELLIN: Yes, sir. Commissioner Imamura?

21 COMMISSIONER IMAMURA: Yes.

22 MS. SCHELLIN: Commissioner Miller?

23 VICE CHAIR MILLER: Yes.

24 MS. SCHELLIN: Commissioner Hood?

25 CHAIRPERSON HOOD: Yes.

1 MS. SCHELLIN: Commissioner May?

2 COMMISSIONER MAY: Yes.

3 MS. SCHELLIN: The vote is four to zero to one to
4 approve final action Zoning Commission case No. 23-10, the minus
5 one being the third Mayoral appointee seat which is vacant and I
6 would ask the Applicant to provide an order within the next two
7 to three weeks. That would be great.

8 CHAIRPERSON HOOD: Okay. Ms. Schellin, do we have
9 anything else before us today in this?

10 MS. SCHELLIN: No, sir. That's it.

11 CHAIRPERSON HOOD: Okay. So, again, let me just
12 announce the Zoning Commission will meet again on July the 20th.
13 This is Zoning Commission case No. 13-16B case number, Forest
14 City Southeast Federal Center, LLC and again on these same
15 platforms at the same time at 4 p.m.

16 Also on July the 31st I would ask that everyone could
17 join us at 4 p.m. We have something very special that we're
18 going to be doing, so even if you don't have a case join in with
19 us on July the 31st.

20 All right. So with that I want to thank everyone for
21 their participation tonight in this case and all the work that
22 everyone has done, and with that this hearing is adjourned.

23 Goodnight everyone.

24 (Whereupon, the above-entitled hearing was adjourned.)

25

C E R T I F I C A T I O N

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This is to certify that the foregoing transcript

In the matter of: Public Meeting

Before: ZC

Date: 07-17-2023

Place: Teleconference

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

JULIE SOUZA