

GOVERNMENT OF
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

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REGULAR PUBLIC MEETING

+ + + + +

THURSDAY

SEPTEMBER 21, 2023

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

ZONING COMMISSION MEMBERS PRESENT:

ANTHONY J. HOOD, Chairperson
ROBERT E. MILLER, Vice Chair
JOSEPH IMAMURA, Commissioner
TAMMIE STIDHAM, Commissioner

OFFICE OF ZONING STAFF PRESENT:

SHARON S. SCHELLIN, Secretary
PAUL YOUNG, Zoning Data Specialist

OFFICE OF ZONING LEGAL DIVISION STAFF PRESENT:

DENNIS LIU, Esquire

The transcript constitutes the minutes from the Regular Public Meeting held on September 21, 2023.

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

2 (4:00 p.m.)

3 CHAIRMAN HOOD: Good afternoon, ladies and gentlemen.
4 Today's date is September the 21st, 2023. We are convening and
5 broadcasting this public hearing by videoconferencing.

6 My name is Anthony Hood. Joining me are Vice Chair
7 Miller, Commissioner Imamura, and Commissioner Stidham, as well
8 as Office of Zoning staff Ms. Sharon Schellin and Mr. Paul Young
9 who will be handling all of our virtual operations, and our Office
10 of Zoning Legal Division, Mr. Dennis Liu.

11 We will ask all others to introduce themselves at the
12 appropriate time. The virtual public hearing notice is available
13 on the Office of Zoning's website. This proceeding is being
14 recorded by a court reporter and the platforms used are Webex and
15 YouTube live. The video will be available on the Office of
16 Zoning's website after the hearing.

17 All persons planning to testify should have signed up
18 in advance and will be called by name at the appropriate time.
19 At the time of sign-up, all participants will complete the oath
20 or affirmation required by Subtitle Z-408.7.

21 Accordingly, all those listening on Webex or by phone
22 will be muted during the hearing and only those who have signed
23 up to participate or testify will be unmuted at the appropriate
24 time.

25 When called, please state your name before providing

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1 your testimony. When you are finished speaking, please mute your
2 audio. If you experience difficulty accessing Webex, or with
3 your telephone call-in, or have not signed up, then please call
4 our OZ-Hotline number at 202-727-0789.

5 If you wish to file written testimony or additional
6 supporting documents during the hearing, then, please be prepared
7 to describe and discuss it at the time of your testimony.

8 The hearing will be conducted in accordance with
9 provisions of 11 Z-DCMR, Chapter 4 as follows:

10 Preliminary matters, Applicant's case. Applicant has
11 up to 60 minutes, but I believe they can probably do it in 40,
12 but I'll leave it up to the Applicant. Report of other government
13 agencies, reports of the Department of Transportation and the
14 Office of Planning. Report of the ANC, I believe in this case,
15 it's ANC-3F. Testimony of organizations five minutes and
16 individuals three minutes, and we will hear in the following
17 order from those who are in support, opposition or undeclared.
18 Then we will have rebuttal and closing by the Applicant.

19 The subject of this hearing this evening is Zoning
20 Commission Case No. 20-33(B). This is the District of Columbia,
21 Department of General Services on behalf of the University of the
22 District of Columbia, Campus Plan Amendment and Further
23 Processing of Building 41 for D.C. Archives Project at Square
24 1964, Lot A-12, 4200 Connecticut Avenue, N.W.

25 Again, today's date is September the 21st, 2023.

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1 Again, the OZ-Hotline number for any issues or concerns
2 or problems during this proceeding is 202-727-0789 for any
3 concerns during this proceeding.

4 At this time the Commission will present any
5 preliminary matters. I have two preliminary matters.

6 Ms. Schellin, before I go to you, let me just, first
7 of all, ask you to make sure we have another date. I'd like to
8 announce that early. See if we have another date, if needed,
9 and I would like for the Commission after about five hours -- we
10 know from the other night, we started getting tired. A lot of
11 strange things go on, so I want to make sure that we stop at 9:00
12 o'clock. If it's five hours, we want to make sure we do our due
13 diligence to the residents of this city. So after about five
14 hours, I think, oh, about 9:00 o'clock we will look for a second
15 date.

16 Okay. Ms. Schellin, do you have any preliminary
17 matters?

18 MS. SCHELLIN: Just a couple. First, expert witnesses,
19 wello, let me just say the party status requests that were in
20 the record have been withdrawn, so, there are no party status
21 requests. Offered experts: One that's previously been accepted,
22 William Zeid, in Transportation at Exhibit 12(B), if the
23 Commission would accept him in this case?

24 CHAIRMAN HOOD: Any objections to continuing the status
25 of Mr. Zeid?

1 Okay. Not hearing any. Thank you, Ms. Schellin. We
2 will continue that status.

3 MS. SCHELLIN: Okay. And then there's one expert being
4 proffered in Architecture, and I may mess up this name or probably
5 will, Scott Teixeira, in Architecture and his --

6 COMMISSIONER IMAMURA: Teixeira.

7 MS. SCHELLIN: -- resume is at 23(E) as in Edward.

8 CHAIRMAN HOOD: Okay. Thank you. Commissioner
9 Imamura, did you help us with his last name?

10 COMMISSIONER IMAMURA: Teixeira, I think it is.

11 CHAIRMAN HOOD: Teixeira.

12 COMMISSIONER IMAMURA: Yes, Teixeira.

13 CHAIRMAN HOOD: Teixeira, okay. You were close,
14 Ms. Schellin. I'm glad you did it, because I would have really
15 messed it up.

16 MS. SCHELLIN: Yeah.

17 CHAIRMAN HOOD: Mr. Teixeira. Any objections? And his
18 resume is Exhibit -- what is it, Ms. Schellin?

19 MS. SCHELLIN: 23(E).

20 CHAIRMAN HOOD: 23(E). I know. I saw it earlier.
21 Okay. 23(E). Any objections? Motions?

22 COMMISSIONER IMAMURA: No objections.

23 CHAIRMAN HOOD: Okay. All right. We will give him
24 expert status. Anything else, Ms. Schellin?

25 MS. SCHELLIN: ANC-3(F) filed their report today. It's

1 at -- as Exhibit 86.

2 CHAIRMAN HOOD: Okay.

3 MS. SCHELLIN: OP's report is at Exhibit 26, and DDOT
4 filed a report at Exhibit 29. As far as other government agency
5 reports, there was a DOEE report included within the OP report
6 at pages 13 through 15, and Meredith Moldenhauer and Eric DeBear
7 are the attorneys on this case. They'll be representing the
8 Applicant. And other than that, staff has nothing further.

9 CHAIRMAN HOOD: Okay. Thank you, Ms. Schellin. And
10 you did hear about the extra date? Well, if needed, the date
11 that we need when I made an announcement.

12 MS. SCHELLIN: I'll work on that with you.

13 CHAIRMAN HOOD: I like to announce that earlier, so, I
14 don't --

15 MS. SCHELLIN: Yes, sir.

16 CHAIRMAN HOOD: -- want anybody to be here until 9:00
17 o'clock.

18 MS. SCHELLIN: 9:00 o'clock.

19 CHAIRMAN HOOD: Yes. Yes.

20 MS. SCHELLIN: Because there have been people who have
21 asked.

22 CHAIRMAN HOOD: Okay. Good, good. All right. Well,
23 we'll see how it goes. I'd like to finish. Let me just say
24 this. I would like to finish tonight, so let's all be courteous,
25 especially with testimony with our questions. Let's be courtesy

1 and make sure -- we're going to hear from the public and then
2 we'll go from there, so we'll see how it goes.

3 Okay. Ms. Schellin and Mr. Young, if we can bring
4 everyone up.

5 (Pause.)

6 CHAIRMAN HOOD: Okay. Ms. Moldenhauer, you can
7 introduce your team. Good evening -- well, good afternoon right
8 now. Good afternoon. Whenever you're ready, you can introduce
9 your team and we're ready to go.

10 MS. MOLDENHAUER: Mr. Young, can you bring up the
11 PowerPoint slide, that'll be great for the Commissioners.

12 Good afternoon, Commissioners and members of the
13 public. My name is Meredith Moldenhauer from the Law Firm of
14 Cozen O'Connor. I am here today with individuals on our team
15 that will be presenting.

16 We can go to the first slide whenever Mr. Young pulls
17 it up and that will identify each of the individuals on our team.

18 We are also, Chairman Hood, looking to present for
19 about 40 minutes, so we'll try to keep to that time schedule.

20 CHAIRMAN HOOD: Okay.

21 MS. MOLDENHAUER: Next slide.

22 CHAIRMAN HOOD: Thank you. Thank you. Bless your
23 heart. Thank you.

24 MS. MOLDENHAUER: Thank you. So we have
25 representatives, Mr. Williams, the Interim Deputy Director of

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1 CCSD from the Department of General Services. We have Secretary
2 Bassett from the Secretary of the District of Columbia's office.
3 We have Dr. Lopez Matthews. We also have President Eddington
4 from the University of the District of Columbia, as well as Javier
5 Dussan. We have representatives from Hartman-Cox Architects,
6 Scott Teixeira, as well as William Zeid from Gorove Slade, and
7 as I already indicated, myself, and Mr. DeBear from Cozen
8 O'Connor.

9 At this point, I am going to turn it over to Secretary
10 Bassett to get started with our presentation.

11 Next slide, please.

12 (Pause.)

13 MS. BASSETT: Hello everyone. Good afternoon, Chairman
14 Hood and Commissioners. My name is Kimberly Bassett, and I am
15 Secretary of State for the District of Columbia. I was appointed
16 to this role by Mayor Muriel Bowser in 2018.

17 The Office of the Secretary is responsible for public
18 records, archival maintenance, managing the City's ceremonial
19 services, government document publishing, notary commissions and
20 international and diplomatic relations.

21 Today we are thrilled to be present. The new DC Art
22 -- to present the new D.C. Archives building that will be located
23 at UDC's Van Ness campus.

24 This proposal is a culmination of almost a decade of
25 work, which my colleague, State Archivist Dr. Lopez Matthews, Jr.

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1 will speak to a little bit later. We would not be here without
2 the University of the District of Columbia who has partnered with
3 Mayor Bowser's administration to bring the new State Archives
4 building to the District only public university. We appreciate
5 all the hard work from UDC and look forward to our ongoing
6 partnership with the University, its students, its faculty and
7 staff.

8 There is a critical need for record storage in the
9 District of Columbia. Our current facility is inadequate and at
10 capacity. D.C.'s state archives are located in a retrofitted
11 barn in an alley not very far from here.

12 My amazing team led by Dr. Lopez Matthews has done a
13 tremendous job making sure that our records were safe and
14 organized and befitting of a state archive. We work tirelessly
15 so that residents of the District of Columbia are able to access
16 the information that is requested and that are priceless
17 artifacts, such as Frederick Douglas' will, and thousands of
18 cubic feet of government records are safely preserved.

19 Right now, because of our limited space, we have
20 records stored in 19 locations across the country, including
21 Maryland, Pennsylvania, and Missouri and we're not able to serve
22 more than three researchers at a time. This is our opportunity
23 to house everything in one place and serve more residents than
24 ever.

25 This year, Dr. Matthews and I have made tremendous

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1 strides on the national stage. I recently served on the Executive
2 Board of the National Association for Secretary of State; the
3 first time that a Secretary of State from D.C. has served in this
4 capacity.

5 During our conference this year, Dr. Matthews led a
6 panel of state archivists from across the country to share our
7 innovative programs and best practices. They were so impressed
8 with our work that I was appointed to lead the organization's
9 Archives Committee. That's not all.

10 Dr. Matthews has been appointed to the Board of the
11 Council of State Archivists, COSA. At the COSA conference this
12 summer, Dr. Matthews presented and our Director of Records
13 Management Ali Rahmaan, was awarded the COSA Leadership Award.
14 We also hosted for the first time members of COSA right here in
15 the Wilson Building.

16 I could go on and on about the wonderful things we're
17 doing. I just wanted to give you a few examples of how our State
18 Archives has been recognized on a national stage for this
19 important work. I know you've heard me refer to the D.C. Archives
20 as the state archives many times during this testimony.

21 We are competing at the highest level with other
22 archives across the county and they're looking to us as the
23 nation's capital to lead and we are here, and we are up for the
24 challenge.

25 I want to leave with this. The thought of our state

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1 archives finding a home at our state university, one of the
2 nation's oldest historically black universities, fills us with
3 civic pride. Not only would it make history, our history, more
4 acceptable -- I'm sorry -- our history more accessible to today's
5 generation, but it will also guarantee proper preservation for
6 generations ahead, and as well as the dedicated archivists who
7 will follow. So our more than 700 residents deserve this. D.C.
8 history, unlike that of any state, is the nation's history.

9 Thank you for your time and your consideration of this
10 application, and I will now turn it over to the president of the
11 University of the District of Columbia, Dr. Eddington.

12 Thank you.

13 DR. EDDINGTON: Thank you, Secretary Bassett.

14 Good afternoon, Chairman Hood and Commissioners. I am
15 Maurice Eddington, and I began my tenure as President of the
16 University of the District of Columbia August 1st of 2023. I'm
17 excited to talk about the University of the District of Columbia
18 and the proposed D.C. Archives Building that will be located on
19 the Van Ness Campus.

20 While some of you may be familiar with our university
21 from the campus master plan process, I want to provide a brief
22 background into the case record.

23 The University of the District of Columbia is the only
24 public institution of higher learning in the District. We enroll
25 more D.C. public high school graduates than any other university,

1 and are unique in offering multiple points of entry, providing
2 workforce training, professional certification, associates
3 degrees, 81 undergraduate and graduate bachelors and graduate
4 academic degrees, law degrees and more.

5 The primary goal for the university is to transform the
6 Van Ness Campus located along Connecticut Avenue and Northwest
7 D.C. into a flagship institution that will be competitive with
8 other similar two-year academic institutions and continues to
9 meet the comprehensive post-secondary education needs of the
10 residents of the District of Columbia.

11 This goal is reflected in the 2020/2029 campus master
12 plan that was approved by the Commission in 2021. We are excited
13 to partner with Mayor Muriel Bowser's administration on the D.C.
14 archives project that will help us to achieve this goal. The
15 archives will be a wonderful addition to UDC's Van Ness Campus,
16 providing a new home for UDC's archival collections, as well as
17 offering research and training opportunities for our students and
18 our faculty.

19 The architectural styling of the building aligns with
20 our vision for a modern and inviting campus. In addition to
21 increased connectivity on the southwestern side of campus, we are
22 excited about the improvement to Dennard Plaza, which is the
23 heart of the Van Ness Campus.

24 I want to thank our team at UDC and the Mayor's
25 administration, including the Department of General Services and

1 Office of the Secretary for their hard work and collaboration on
2 this proposal. I thank the Commission for its time this afternoon
3 and we'll be available for questions after the presentation.
4 Thank you.

5 CHAIRMAN HOOD: Ms. Moldenhauer, let's stop the clock
6 for a moment, please.

7 And, Ms. Moldenhauer, let me just interrupt. I would
8 like to take Secretary Bassett and President Eddington through
9 our process, because I know -- I'm not sure. I'm sure they have
10 somebody here. I know it's busy, and especially in this city
11 right now, there is a lot of stuff going on this week and I want
12 to make sure that our two distinguished presenters are able to
13 do all of the things they have to do in their busy schedule.

14 So I'm going to give them a (indiscernible) to go
15 through our process now and if they stay, they stay. If not, we
16 understand.

17 First of all, let me start off and say to Secretary
18 Bassett, congratulations to you. I think it's punch bowl news.
19 I'm not sure of all of it, but I think, was that today? So
20 you've had a very busy day, because I have been reading about
21 that, I think, about a week now, so, I want to congratulate you
22 and all the work that you do and it's always -- and I've said
23 this privately and I'll say it publicly, you are such a great
24 person, very enlightening, and you bring, for me when I speak
25 with you, you are very enlightening and always in a pleasant

1 spirit, so thank you for doing that and all the work the General
2 office does.

3 MS. BASSETT: Thank you.

4 Now, Mr. President -- Mr. President, you just started,
5 what, a couple of days ago, I believe.

6 DR. EDDINGTON: It feels like it, right. About six
7 weeks.

8 CHAIRMAN HOOD: Six weeks ago? Okay. Well, a couple
9 of days, six weeks. Now, you won't be green after three months.

10 DR. EDDINGTON: All right.

11 CHAIRMAN HOOD: And let me just say this to you.
12 Congratulations and we appreciate you. You hit the ground
13 running.

14 DR. EDDINGTON: Thank you.

15 CHAIRMAN HOOD: I'm going to try and get through this
16 process. I know there's some concerns out there. I won't drill
17 down on a lot of it right now, because I want to hear from the
18 public, but I want to thank you both for all the work, and I
19 wanted to do this because I know you all have busy schedules.
20 You are more than welcome to stay and we appreciate it, and I
21 will say this to you, Mr. President, we always, and I say this
22 to all university presidents, I thank you when you take time to
23 come to this Zoning Commission, because it means a lot when the
24 top comes and takes some time out to present whatever case is in
25 front of us, so I want to thank you as well.

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1 DR. EDDINGTON: Thank you, Mr. Chairman.

2 CHAIRMAN HOOD: Let me see if my colleagues have any
3 questions or comments of either our secretary or our president?

4 Vice Chairman Miller.

5 VICE CHAIRMAN MILLER: Thank you, Mr. Chairman. I have
6 no questions, but thank you Secretary Bassett and President
7 Eddington for being here. Congratulations on your new roles. I
8 will have questions later and we will forward them to you if you
9 are not here at the time if we need your answers, but I appreciate
10 you being here and appreciate all the work that you do and wish
11 you good luck in your endeavors.

12 MS. BASSETT: Thank you.

13 CHAIRMAN HOOD: Okay. Commissioner Imamura.

14 COMMISSIONER IMAMURA: Sure. Thank you, Mr. Chairman.

15 I second Vice Chairman Miller's comments.
16 Congratulations to you both, Secretary Bassett and Dr. Eddington.
17 I really appreciate your time this evening coming before the
18 Commission with this tremendous project, so thank you both.

19 MS. BASSETT: Thank you. Thank you. Thank you.

20 CHAIRMAN HOOD: Okay. Commissioner Stidham, do you
21 have any questions or comments?

22 COMMISSIONER STIDHAM: Thank you for coming tonight.
23 It does mean a lot for you to be here supporting your project,
24 so thank you very much and congratulations from me also.

25 MS. BASSETT: Thank you. Okay.

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1 CHAIRMAN HOOD: Okay. Ms. Schellin, do we have anybody
2 from ANC-3(F)? And I know we haven't got through all the cases.
3 I know exactly we haven't, but I'm doing it this way just in case
4 distinguished guests and all of us are distinguished have to
5 leave. That's all I'm doing. That's all I'm doing, so I'm sure
6 I'll get beat up for it later, but that's all right.

7 MS. SCHELLIN: Yes. I believe James Tandaric, and I
8 probably have his name messed up too, but he's the Vice Chair, I
9 believe.

10 CHAIRMAN HOOD: Vice Chair to ANC?

11 MS. SCHELLIN: Of 3-F, yes.

12 CHAIRMAN HOOD: 3-F. Okay, 3-F.

13 MS. SCHELLIN: And I believe he's going to be the one
14 presenting.

15 CHAIRMAN HOOD: Okay. Let's bring the Vice Chair up,
16 and let's see if he has any questions of either our president or
17 our secretary.

18 MS. SCHELLIN: And verify that he's the one who is
19 going to be representing the ANC.

20 CHAIRMAN HOOD: Vice Chair Tandaric.

21 MR. TANDARIC: Tandaric, yes.

22 CHAIRMAN HOOD: It's Tandaric, okay. Okay. All right.

23 MR. TANDARIC: Close enough. Very much, yeah.

24 CHAIRMAN HOOD: Thank you. Any questions or comments
25 of either one of our witnesses thus far?

1 MR. TANDARIC: Nothing thus far. I just want to say,
2 nice to meet you both. President, I welcome you to the
3 University, and I look forward to meeting with you in a few weeks.

4 DR. EDDINGTON: Thank you.

5 MS. BARRETT: Thanks.

6 CHAIRMAN HOOD: Okay. Again, I did that just in case
7 they have to leave. I'm sure they'll stay with us as long as
8 they can, but we'll keep on moving.

9 Okay. Sorry, Ms. Moldenhauer. Thanks for the
10 indulgence.

11 MS. MOLDENHAUER: Chairman Hood, I appreciate your
12 efficiency here. We'll go back to the PowerPoint presentation.
13 If we can go to the next slide and then if we can go to the
14 president who already spoke to most -- this point, you go to the
15 next slide, and Mr. Javier Dussan will start presentation. Thank
16 you.

17 MR. DUSSAN: Good afternoon. My name is Javier Dussan.
18 I'm the Vice President of Facilities and Real Estate Management
19 at UDC. I have been working closely with the Applicant's team
20 in connection with the filing of the Zoning Commission Campus
21 Master Plan Amendment and Future Processing of the Archives
22 Project.

23 This is an image of what we're looking at right now of
24 the current UDC Van Ness campus map. Our Van Ness campus is on
25 Connecticut Avenue between Van Ness Street and Yuma Street. The

1 new archives project will be in the location of Building 41,
2 which is on the southwestern part of the campus, along with Van
3 Ness Street.

4 Dennard Plaza is the central plaza on campus and is
5 directly to the east of Building 41. The campus obtained its
6 first campus master plan in 2011 and the most recent update was
7 approved for 2020-2029.

8 Next, please. Next slide, please. For some
9 background, Building 41 is the former house of the College of
10 Arts and Science and University Library. The building is 44
11 years old. 15 years ago, UDC conducted a formal assessment of
12 the building and found that many of its systems were in poor
13 condition, including the roof, exterior walls, and its back. In
14 addition to the poor condition, Building 41 is not designed for
15 modern use and does not meet UDC's current needs.

16 The building is primarily unoccupied as a result of a
17 number of factors, including the minimum natural light,
18 inefficient space with poor circulation, and inadequate
19 connection to the Dennard Plaza.

20 Due to these factors, Building 41 is no longer actively
21 used for UDC's students. The building currently only houses the
22 UDC Jazz Archival Collections and an affiliated child development
23 center facility in the semi-independent area on the plaza level.
24 The UDC Jazz Archives is awaiting a new interim home before the
25 D.C. Archives project is constructed. The child development

1 center has been authorized to open a new facility through December
2 31st, 2023, and it will be evacuating by that date before
3 construction begins.

4 The next slide, please. The campus Master plan
5 reflects the unsuitable nature of Building 41 for the
6 University's needs. Our Capital Improvement program filed in
7 the campus master plan record, states that our primary focus is
8 to relocate Building 41's occupants so the building can be
9 decommissioned. To quote, "Fiscal Year 2020." One primary focus
10 of the first year of this CIP is relocating occupants out of
11 Building 41, so that the building can be decommissioned.
12 Adequate space to accommodate the current occupants of the
13 building has been secured. The University has leased space across
14 the street from the Van Ness campus at 4225 Connecticut Avenue
15 and property adjacent to the University at 4250 Connecticut
16 Avenue.

17 I would like to note that since the time of the campus
18 plan, UDC acquired 4250 Connecticut Avenue and it's currently in
19 use.

20 Next slide, please. The 2020 Master Plan envisioned
21 the following possible outcomes for Building 41:

22 One, being the building will be decommissioned and D.C.
23 archives will be consolidated into Building 41. Another option
24 was rehabilitation for academic space. However, UDC lacked the
25 funds and rehabilitated the structure for academic space,

1 | whereas, UDC was able to fund the acquisition of 4250 Connecticut
2 | Avenue, NW, through their agreement with the city to co-locate
3 | the D.C. Archives on the UDC Campus.

4 | 4250 Connecticut Avenue's currently in use by the
5 | University. The master plan also indicates the option of
6 | reprogramming the building to be used as student housing. The
7 | same was indicated for two other potential sites on campus.

8 | Next slide, please. The intent to welcome the D.C.
9 | Archives on our campus is also reflected in the testimony of our
10 | Chief Operating Officer David Franklin, and was provided to the
11 | Commission in support of the Campus Master Plan. As Mr. Franklin
12 | noted, the Archives is the city's project and, therefore, the
13 | City handled communications and public outreach until this
14 | application was filed.

15 | Once we moved forward on this Campus Master Plan
16 | amendment and further processing, UDC became more involved in
17 | order to answer questions and comments from our student body and
18 | neighbors.

19 | Next slide, please. Finally, in the next two slides,
20 | I want to identify how the new D.C. Archives project will help
21 | UDC to achieve many of its goals identified in the 2020 Campus
22 | Master Plan. These goals include establish the Van Ness campus
23 | as a landmark main campus hub emerging as an important economic
24 | engine for the District of Columbia and the region.

25 | We believe the D.C. Archives project will make the Van

1 | Ness campus a destination for current and prospective students,
2 | as well as D.C. residents, and our goal is to strengthen campus
3 | image and character by promoting the University's distinct
4 | identities through wayfinding and placemaking.

5 | The Archives Building will help further define UDC's
6 | identity and character, a process that was kick-started a few
7 | years ago with our Student Center on Connecticut Avenue.

8 | The Van Ness campus' identity is defined by the style
9 | of its buildings. The concrete and tinted glass of the style
10 | vernacularly described as brutalist, presents a solid and
11 | monolithic appearance.

12 | UDC's aspiration to grow its student population and
13 | improve the physical characteristics of the Van Ness campus
14 | environment provides an important opportunity to improve the
15 | physical expression of its buildings as well.

16 | As the University undergoes periodic maintenance and
17 | renovations in the future, the designs incorporate contemporary
18 | building materials, like glass and metal that complement and
19 | freshens the underlined building vocabulary. While the buildings
20 | maintains a neutral concrete framework, techniques should be
21 | considered to visually distinguish the campus buildings, which
22 | can improve the way populations navigate and experience the
23 | campus.

24 | Our 2020 Campus Plan clearly identified UDC's desire
25 | to move away from the common brutalist architectural form on

1 campus and toward a more contemporary pallet. We believe the new
2 archives building achieves this for contemporary pallet by
3 focusing on an open glass aesthetic, particularly, along the
4 Dennard Plaza frontage. In comparison to Building 41, the new
5 archives building greatly improves the physical characteristics
6 and connectivity on campus.

7 Next slide, please. Another important goal is to
8 improve campus open space within an urban setting to effectively
9 maximize the utilization of open space with the aim to provide
10 much needed green space and better pedestrian circulation through
11 the Van Ness campus.

12 This plan anticipates the construction of new outdoor
13 spaces that may function as urban gardens, outdoor study,
14 informal gatherings and/or meditation space.

15 As part of our agreement, we perceive the Archives
16 project will include improvements to Dennard Plaza and the open
17 space between the Archives and Building 44. The new green space
18 on Dennard Plaza will be a benefit to our student body, as many
19 students congregate in this area.

20 Additionally, the pedestrian circulation will be
21 greatly improved by demolishing Building 41 and removing the
22 existing drive aisle to an underground garage. The result will
23 be an inviting pedestrian connection at the southwestern corner
24 of the campus into the Archives on Dennard Plaza. The University
25 seeks to develop a pleasant, safe, and vibrant campus where

1 education, research, recreation, and social and cultural
2 interests will find a supportive home.

3 This ceremony is one that welcomes the surrounding
4 communities and represents the opportunity to engage the
5 University in a positive and cooperative partnership. UDC has a
6 long history of service to the District of Columbia residents and
7 to its neighbors.

8 Finally, in addition to creating a more vibrant campus,
9 we believe our partnership with the City and the new Archives
10 project will achieve our mission of service to the residents of
11 the District of Columbia.

12 Thank you for your time and I will now turn it over to
13 Dr. Matthews.

14 DR. MATTHEWS: Slide, please. And thank you Javier.

15 Next slide. So thank you everyone. My name is
16 Dr. Lopez Matthews, Jr. I am the new State Archivist and Public
17 Records Administrator for Washington, D.C., and in this capacity,
18 I am the Director of the Office of Public Records and Archives.
19 And so, I'm just going to talk to you a little bit about the
20 history of the project and what the D.C. Archives offers the
21 campus community.

22 So the project will bring the new Archives building
23 for both the District of Columbia and will include UDC archival
24 collections. We are bringing a state-of-the-art facility with
25 archival storage, records processing, research facilities,

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1 exhibits space, and offices for archival staff.

2 The facility will meet best practices for archival
3 storage, such as proper security and environmental controls, and
4 that is based on the standard set by the National Archives Records
5 Administration which typically sets the standards for the entire
6 archival field.

7 As Javier mentioned, it will bring modern architectural
8 designs intended to add vibrance to the UDC campus, as well as
9 bringing landscaping improvements and connectivity improvements.

10 Next slide, please. And so while Secretary Bassett
11 mentioned most of this, I will just give you an overview of the
12 Office of Public Records. We schedule, collect, store, and manage
13 records of the government of the District of Columbia, and so
14 that is temporary and permanent records.

15 Our existing facility is at 1300 Naylor Court, which
16 as you mentioned is in an alley and it was at capacity two years
17 after it was built because, as many of us know, D.C. does the
18 work of a state, and so we develop the same amount of records of
19 the State, and so our records are stored in various places around
20 the country.

21 We actually pay nearly a million dollars to the
22 National Archives a year to store our records, and so this
23 archives building will address a critical need.

24 Our records are currently not stored in an
25 environmentally safe location and this new facility will address

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1 that. It's also not as accessible as it needs to be to serve
2 the residents of the District of Columbia.

3 So next slide. So this project began in 2012 with
4 the idea that we really needed a new building to preserve and
5 make available the District's history, and so a report was
6 commissioned. That report was released by Dr. Gregory Hunter,
7 called "A Vision for the District of Columbia Archives." Moving
8 with this report, the City through DGS retained company Cox and
9 Associates and DYP to get a preliminary programming report to
10 explore different sites of where we should locate the District
11 of Columbia Archives.

12 By 2018, an MOA was signed between DGS, UDC, and the
13 Office of the Secretary to explore a co-location of UDC Archives
14 at the University of the District of Columbia and as part of this
15 study, which was released in December of 2018, they reviewed the
16 existing conditions of Building 41, tested it for a new archives,
17 including reuse of or addition to Building 41, and at the end of
18 the report, the recommended option was Option 5, which was a
19 demolition of Building 41 for the D.C. Archives facility and --
20 but it was not, you know, conclusive. It was just the
21 recommendation.

22 By December 2020, UDC filed a campus plan, had
23 mentioned the decommission of the building for the D.C. Archives,
24 but because it wasn't -- you know, there wasn't really no final
25 decision, demolition wasn't mentioned. It just said,

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1 "decommissioned for use by DGS for the D.C. Archives."

2 The project resumed in 2020 -- in 2022, sorry. I came
3 onboard in March 2022, and the project resumed in June 2022, and
4 by August the program of requirements updated to include the need
5 to demolish Building 41, that it was indeed a necessity to
6 demolish Building 41, and so the final program requirements was
7 produced in November of 2022.

8 One of the things that we did in August was we released
9 the reports to the public. We held our first public meeting
10 regarding the updated program. In September of 2022, we received
11 comments from the public. Those comments were addressed in the
12 program requirements and then the final was produced in November
13 of 2022, and in June 2023, we submitted a campus plan amendment
14 and further processing application.

15 Next slide, please. So we have had agency outreach in
16 that time. As I had mentioned, the project, we started in January
17 of 2022, and in that time, we've met with several different
18 agencies, DDOT, the Office of Planning, the Commission of Fine
19 Arts, the Office of National NCPC, and we have received CFA
20 approval as of July 20th, 2023.

21 Next slide, please. So we have had community outreach.
22 As it was mentioned this project has been a long project. It
23 has been in the process for a long time.

24 So it began with public forums in 2014 and 2015. There
25 were community engagement that happened around the UDC Master

1 Plan, but that was handled by UDC, so it's not on this slide. It
2 just focuses on our community outreach.

3 Could you go back to that previous slide? And so I
4 just wanted to mention that these are our public outreach. So
5 now that we're on the benefits of co-location. So one of the
6 benefits of the co-location is that it provides a state-of-the-
7 art modern facility for the campus, but also provides a state-
8 of-the-art storage space for the campus's collections.

9 They have archival collections, and they would have the
10 opportunity to be stored in a state-of-the-art archival facility.
11 The campus (indiscernible) to be stored on the campus, which then
12 means we can have shared research opportunity with the faculty
13 and staff. We can also have shared research opportunities with
14 the students. The students will be able to come into the research
15 center, research D.C. history, research agency histories for
16 their work. They'll be able to come in and do training and
17 internship programs.

18 And I just want to mention that, I guess, one of the
19 greatest examples of having a government archive on a college
20 campus is the National Archives and Records Administration's
21 College Park facility, that's located on the campus of the
22 University of Maryland College Park. That has been able to
23 provide a great opportunity for College Park students to do
24 internships, to do research projects, to interact with the
25 archives, interact with the nation's history, and that's

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1 something that we are hoping to bring to the campus of the
2 University of the District of Columbia.

3 And as we mentioned, it will bring energy and
4 environmental sustainability as well as improve connectivity to
5 Dennard Plaza, but one of the things that sticks out to me is
6 the opportunity to provide research opportunities and internship
7 opportunities to students, because that's what I did when I was
8 at Howard University. That's what I was able to do, work with
9 students when I was at the National Archives, and I am excited
10 about doing that once the Archives is at UDC.

11 Next slide. And so one of the things that I do want
12 to mention before we -- or before I conclude my testimony, is
13 that the need for a newly purposed-built facility is it's obvious
14 to someone like me, going by best practices for archivable storage
15 use. The building doesn't have the floor height and archives is
16 heavier than a library, and so we need a building that can
17 withstand heavier loads, because of the machinery that's used to
18 maintain archives, and after the study, Building 41 just was not
19 adequate for our use.

20 And so I thank you for your time, and I'm going to pass
21 it on to Scott Teixeira who is our Architect.

22 MR. TEIXEIRA: All right. Thank you, Dr. Matthews.

23 So a little housekeeping here. Several pronunciations
24 of my last name, Teixeira (Tashara) is the most common. I do go
25 by Scott Teixeira (Texara) with a hard X, but I will respond to

1 any variation. I am an expert in the planning and design of
2 archival facilities. I'm a partner at Hartman-Cox Architects.
3 I've been with the firm since 1999, and as noted by Dr. Matthews,
4 I've been supporting the work of this project since 2015, and
5 essentially the principal author of all the various programmatic
6 studies, and site location studies, and co-location studies.
7 Before I review my slides, I just want to nip a few potential
8 questions in the butt.

9 So Dr. Matthews, I heard him say that, you know, most
10 of the OPR's collections are at storage at NARA, but then also
11 they're at the 19 different sites, so just to review a couple
12 more metrics. Naylor Court holds about 20,000 cubic feet of
13 records. There are about 50,000 cubic feet of records that would
14 have been a session to OPR, so that difference -- that 30,000
15 cubic feet is what OPR has to pay the National Archives, annually,
16 to store at the Archives facilities, which are in the several
17 locations that Secretary Bassett had reviewed.

18 When Secretary Bassett said that, you know, there's
19 1,000's of cubic feet of records that this record will need to
20 accommodate, it's actually hundreds of thousands. We've
21 estimated the facility needs to accommodate when you include
22 growth factors 360,000 cubic feet of records. So that is 18
23 times the size of Naylor Court and so the records beyond the
24 50,000 that OPR knows about are records that are still held by
25 the District's agencies in the 19 sites around the City that they

1 haven't been able to turnover to OPR, because there's no facility
2 to put them into. So let me get into our slides.

3 Next slide, please. To be mindful of time, I'm
4 going -- oh, I'm sorry. This was the slide I was supposed to be
5 speaking to. So next slide, please.

6 In the interest of time, I'm going to skip pass some
7 of the slides that were in the slide deck. These next two
8 exhibits were the -- just highlight the location of the project
9 on the southwest corner of the campus. This first one
10 highlighting the existing building and our project area.

11 Next slide, please. And here's the same graphic with
12 our new building footprint shown and, you know, these
13 construction activities are anticipated to take about 18 months
14 or so, which is relatively a short period of time for disrupting
15 the University's community and faculty, staff, and students that
16 work and study on this campus.

17 Next slide, please. So this slide emphasizes the site
18 circulation patterns. The two key issues to note here, as had
19 been mentioned by some of the other speakers that preceded me,
20 is the pedestrian connectivity between the Dennard Plaza and Van
21 Ness. The blue arrows here review the pedestrian circulation.
22 The red arrows are for vehicular circulation, and there is that
23 exit ramp from the garage that Mr. Dussan had noted was going to
24 be removed by our project to enable the connection of the Plaza
25 to the street.

1 Next slide, please. I'm happy to review any questions
2 about the plans, but I am going to skip through these pretty
3 quick. Just to note on this ground floor plan, this is where
4 all of the public spaces in the building will be located. That
5 includes research rooms for both the Office of Public Records and
6 the University of the District of Columbia, meeting rooms, which
7 are also available to the community, as well to both stakeholders,
8 and an exhibition gallery to showcase the history of the District.

9 Next slide, please. On these upper levels, of note is
10 on the second floor, which is the plan on the left side of this
11 slide, is where space is being provided for UDC's archival staff;
12 their offices, their processing spaces, and also the storage
13 spaces for their holdings, all here on the second floor.

14 Next slide. I'm going to skip past the upper slides,
15 but that's where the District's record center is going to be up
16 on the fourth floor.

17 Okay. Next slide, please. On the colored elevations
18 of the project, you know, our office worked with the Commission
19 of Fine Arts, NCPC, and OP staff on the facades, and the material
20 selections, and treatments for which we have concept approval
21 from CFA and NCPC. Any specific questions about the material
22 usage or facade treatments, I'm happy to answer after the
23 presentation.

24 Next slide, please. Again, this is the east facing
25 façade as seen from Dennard Plaza.

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1 Next slide. And this is on the opposite side of the
2 building, so this is the north view and as seen from the opposite
3 side of Dennard Plaza.

4 Next slide. All right. West facing view as seen from
5 the open field space, adjacent to the project site.

6 Next slide, please. And an exhibit here that features
7 the material selections that are proposed for the project so.

8 Next slide. So here's a before and after of a street
9 elevation of Van Ness, taken from Van Ness, looking north at the
10 campus facilities that front Van Ness, existing is on the top.
11 The proposed is on the bottom. Building 41 and our new building
12 are on the left side here, and the proposed building is both
13 smaller and shorter than the existing building and has been pushed
14 closer to the street. And it's not really evident in this
15 graphic, but in the plan graphics that's noticeable, again, to
16 sort of align with the adjacent campus buildings and strengthen
17 that streetscape and that street wall along Van Ness.

18 Next slide. Here we've included several slides that
19 present sort of colored and three-dimensional visualizations of
20 the project. This particular view here from the southside of Van
21 Ness looking towards the northwest at that new connection that
22 will be coming from Dennard Plaza to the Van Ness streetscape and
23 our building's lobby and other spaces beyond.

24 Next slide, please. Next slide, please. And so that
25 previous view was without the trees, just so you get a better

1 sense of the building's placement and it's character, but this
2 visualization here puts the street trees in. These are all
3 existing street trees. I think there's one in poor health, but
4 all the rest, this rendering is very carefully produced to reflect
5 the accurate size and health of all the other street trees.

6 Next slide, please. Here we get a little bit closer
7 in, you know, from the sidewalk on the north side of Van Ness to
8 provide a little bit more focus on that new pedestrian
9 connectivity that Dr. Matthews and Javier Dussan have
10 testified -- had mentioned in their testimony.

11 Next slide, please. And even closer up here, you know,
12 this view is really intended to try to showcase the ways in which
13 there are opportunities here with these treatments for interior
14 color and activity, to add a vitality to the exterior experience.
15 This was a characteristic of the projects design that we heard
16 from Commissioners for, both the CFA and NCPC responded very
17 favorably to this and actually their staffs were instrumental in
18 bringing this characteristic more forthright in the design of the
19 project.

20 Next slide, please. Yeah. So this view -- yeah, most
21 visitors to the campus actually arrive from the Metro Station on
22 Connecticut Avenue or the bus stops on Connecticut Avenue and
23 they arrive to campus through -- it's recently finished. Well,
24 actually, at this point, maybe not recent, but through their
25 newest building, which is their student center on the east --

1 southeast corner of the campus. They come up through that and
2 they enter Dennard Plaza from this vantage point, and so this
3 just presents how the new OPR facility will be providing sort of
4 a backdrop and a terminus to that just when people arrive at the
5 Dennard Plaza from that vantage point.

6 Next slide, please. And this view from the opposite
7 corner of Dennard Plaza, turned around looking back towards the
8 southwest at that new plaza connection from Van Ness as it flows
9 around the corner of Building 44 into the plaza with our building
10 in the background.

11 Next slide. I think this might be the last one on the
12 visualizations. Yeah, this one was taken from the western edge
13 of campus on the northside of Van Ness, turned around, looking
14 back, sort of east-northeast towards the long west wall of our
15 building and our building's sort of service areas where there's
16 a service drive and a loading facility there behind the trees.

17 Next slide. Yeah, aerial views. Yeah. You can see
18 some of our roofscape treatments with PV cells and some equipment
19 screened areas and areas with green roofs.

20 Next slide, please. Next slide to whomever is
21 operating the slides, if we can advance.

22 All right. This is an illustrated, annotated site plan
23 or landscaped plan, which includes some precedent imagery of the
24 various amenities that have been proposed by the landscape
25 designers to accompany the project. It also includes some new

1 areas that have been identified for some of the University's
2 gardens. There are urban gardens in the northwest corner of the
3 site and on the eastern edge of our site, adjacent to Building
4 44.

5 Next slide. This use of the site for the Urban Gardens
6 has been of a lot of interest, especially in the recent months.
7 We were asked actually to go out and walk the campus to get sort
8 of an overall assessment of these garden uses that are around the
9 campus, and so this slide and the next three sort of present our
10 findings on that.

11 This particular slide, the areas in pink are the four
12 sort of zones on campus where garden spaces can be found, and
13 there is one where a portion of those gardens are actually
14 alongside our building on the west edge of Building 41, and those
15 will be impacted by our project as they would be impacted by
16 really any major renovation of Building 41, if that were to
17 happen, just given the nature of the lay down and staging areas
18 that a major construction project requires.

19 Next slide. This graphic puts together some
20 photographs of each of those various different garden
21 installations.

22 And next slide. I sort of jumped scale here to focus
23 more closely on the garden areas that are next to our building
24 and on top of Building 41. So as I noted previously the garden
25 areas that intimately surround the footprint of 41 will need to

1 be removed. That's to support the construction effort.

2 The garden that's up on top of Building at 44 can remain
3 there unimpacted by our project, and I'm aware that the university
4 is working with CAUSES, which is the initialism for the College
5 of Agriculture, Urban Sustainability and Environmental Sciences
6 at UDC, to identify locations throughout campus where new garden
7 spaces can be established to support that program.

8 Next slide. And I hope I did okay on time, but I'm
9 going to turn it back over to Meredith to close us out.

10 MS. MOLDENHAUER: Thank you, Mr. Teixeira. Thank you,
11 Commissioners. I'll go to the next slide.

12 We are here tonight to discuss an amendment to the
13 Campus Master Plan, modifying the two potential uses originally
14 proposed for Building 41, to now identify a Building 41 as being
15 demolished and replaced with a new UDC Archives project.

16 You heard testimony from Dr. Lopez that back in 2018,
17 it was only a recommendation, identified for demolition and that
18 recommendation did not get finalized until November of 2022, and,
19 therefore, was not specifically included in the Campus Master
20 Plan previously, and that's why we're looking to update that
21 language as well as processing the further processing for the
22 design of the building.

23 You heard how it's consistent with the Campus Master
24 Plan and goals by Mr. Dussan from UDC and some information about
25 the improved pedestrian connection and overall design from our

1 Architect, Mr. Teixeira.

2 Next slide. I won't go through but, obviously, the
3 project has evaluated all the development standard and it's
4 consistent with the campus master plan.

5 Next slide. We have outlined our comprehensive
6 identification of how the project is consistent with the campus
7 plan and the racial equity analysis and the tools.

8 Next slide. We are requesting the following design
9 flexibility element in connection with the further processing and
10 the completion of construction of the building. I'm happy to
11 discuss any of these with the Commission this evening.

12 Next slide. We will conclude our presentation on the
13 merits. Obviously, I am sure we will have potentially some
14 rebuttal testimony, Chairman Hood and members of the Commission,
15 as well as a closing after we complete the rest of the process
16 of the Zoning Commission hearing, but we'll turn it over to you,
17 Chairman Hood and all the members of the Zoning Commission for
18 questions now. Thank you.

19 CHAIRMAN HOOD: To the team, I'm not sure how much time
20 you all took. I'd like the time to see if you all kept to the
21 time but anyway, thank you all. We appreciate your testimony.
22 I mean, it was very informative.

23 Let me ask my colleagues here. I have a few questions,
24 but I'm going to go last. Let me start with Dr. Imamura,
25 Commissioner Imamura first and then I will go second who I'm

1 going to call next. I'm going to Commissioner Stidham, and then
2 I'm going to go to Vice Chairman Miller, and then I'm going to
3 come to myself in that order.

4 COMMISSIONER IMAMURA: Thank you, Mr. Chairman. And
5 thank you to the Applicant's team. I think this is, as I had
6 mentioned before, a really neat, tremendous project. I do have
7 a few questions and a few comments, and I think I'll start with
8 Mr. Teixeira with a hard X, so I assume he's not related to Mark
9 Teixeira, first baseman for -- former baseman for the New York
10 Yankees.

11 Mr. Teixeira, this is a neat project. I think what I
12 find really neat beyond the architecture, which I think is really
13 terrific, sort of competing needs D.C. and UDC.

14 Clearly, I think it was articulated that it's really a
15 matter of centralizing 19 locations for locating some of those
16 services and facilities.

17 I think I even saw a statement about improving the
18 physical expression of the Van Ness campus. I certainly think
19 that this design that you are proposing here certainly has --
20 especially, like support from the CFA. I think I saw somewhere
21 mentioned a brutalism. I think some people often bristle. I
22 want to use that term. There's a more popular term, concrete
23 sheet, but I think it's an eloquent solution and design. I
24 certainly appreciate the site section that you provided to
25 demonstrate the height and your sort of sensitivity to that with

1 surrounding buildings, obviously, needing to match the NARA
2 standards for archival storage.

3 My question starts a little bit with NCPC's comments
4 and how they were incorporated into their revised set of plans
5 that you shared with us today?

6 MR. TEIXEIRA: All right. So first of all, no relation
7 to Mark Teixeira. Then the comment -- your question is, how we
8 incorporated the comments from NCPC --

9 COMMISSIONER IMAMURA: Yes.

10 MR. TEIXEIRA: -- into the project?

11 Well, I mean, the comments that I'm recalling, and I
12 have to concede here, I'm not exactly sure which specific
13 comments that you are referring to, but the comments that I recall
14 them stressing when we met with them were trees and to also try
15 to make us stronger, sort of centralized connection to what they
16 perceived as the access of the Dennard Plaza.

17 We responded in our submission to them that actually
18 Dennard Plaza has sort of two accesses or two accesses. It's
19 got its middle center line, but it also has the visual center
20 line from when you enter the plaza through the portals of the
21 two existing buildings at the east end.

22 We shifted our buildings curve, the glass facade,
23 further to the north to address that sort of focal point that
24 they wanted us to speak to more prominently. We had the landscape
25 architects basically put a tree everywhere they possibly could.

1 You make reference to NARA's regulations for design and archival
2 facilities.

3 We do have a constraint that we can't place any trees
4 with a canopy grip line any closer than 15 feet of our building,
5 but I applaud the skill and talent of our landscape architects
6 in making use of all the other land area that is part of our site
7 to get as much of the tree canopy as possible, and that also
8 speaks to some of the goals of the District Government for trees.

9 We also diversified some of the concrete treatments and
10 their color and texture where we do use cast to place concrete,
11 which is a nod to the concrete material that's elsewhere on the
12 campus. If there's a specific comment that you have in mind,
13 that I have not addressed --

14 COMMISSIONER IMAMURA: Well --

15 MR. TEIXEIRA: -- in my response, please let me know.

16 COMMISSIONER IMAMURA: Sure. Thank you, very much. I
17 appreciate your response and I think that's a great segue way to
18 talk a little bit about the landscape design. Obviously, again,
19 this has already been reviewed and supported by the CFA and NCPC.

20 I certainly appreciate the landscape design, the Sunken
21 Gardens. I wish I would have seen a little more information
22 about fire retention in your stormwater management strategies.

23 Particularly, I know that you're meeting the
24 requirements of D.C., but I'm interested in what you're doing
25 above and beyond that especially to achieve sort of your lead

1 goal aspirations there, but because this is really more geared
2 towards the use of the facility and how it ties in with the Campus
3 Master Plan, I'd rather ask this question, so -- and I'm sure
4 you've seen this.

5 So DOEE believes that the way that it's been designed,
6 that they're not sure that it'll actually comply with the Greener
7 Government Buildings Act, which means really, you know, to
8 achieve net-zero standards. So, you know, incorporating all
9 electric and your other design strategies to comply with this,
10 and I think there's a little bit of concern for obtaining a
11 building permit from DOB to get this moving.

12 So I'm interested in kind of your response to DOE's
13 comments or concerns that maybe the way this has been designed
14 doesn't fully meet the net-zero energy standards that the
15 District set?

16 MR. TEIXEIRA: Yeah. Thank you, Mr. Imamura. Yeah,
17 we shared those concerns, and I'm going to let -- I think,
18 Meredith might be in a better position. Ms. Moldenhauer might
19 be in a better position to address your question than I am.

20 MS. MOLDENHAUER: Yes, and, obviously, we have seen the
21 comments from DOEE, and we are aware of those questions and
22 concerns and we have actually been working with TGS to review the
23 legislative history in connection with that law and the specifics
24 of how it might apply to this project and we would, obviously,
25 ask that the Zoning Commission allow us to continue with those

1 | efforts through the permitting process with both DOEE and DOB?
2 | Thank you.

3 | COMMISSIONER IMAMURA: Okay. And Ms. Moldenhauer,
4 | also, thank you very much for putting that on the record as well,
5 | and while we'll respond to that, D-O-T, DDOT has a couple
6 | conditions about, you know, fiscal; long-term fiscal and short-
7 | term fiscal programs inception, DND and the TDM plans.

8 | I guess, are you all in agreement with those conditions
9 | as well?

10 | MS. MOLDENHAUER: Yes, we have. We've been -- Gorove
11 | Slade has been working with us on this project and we have been
12 | working with DDOT, and we are in agreement with those conditions.

13 | COMMISSIONER IMAMURA: All right. Thank you. I'm sure
14 | Mr. Zeid will be impressed, but I don't often ask questions about
15 | transportation, but --

16 | MS. MOLDENHAUER: He is present if you have any further
17 | questions.

18 | COMMISSIONER IMAMURA: I do not even though I have an
19 | affinity for transportation topics as he's well aware. Thank
20 | you, Ms. Moldenhauer. I do have a couple more questions. Either
21 | Mr. Teixeira, it might be for you or someone else. Please feel
22 | free to defer. Sorry to go back to the landscape plan.

23 | I know there are some letters in the record in
24 | opposition, and just expressing some concern that the replacement
25 | of the gardens isn't quite one-to-one, and there's still about

1 4,300 square feet, a little more, give or take, to be identified.

2 Do you know where, I guess, either the school is in
3 that process? Are you involved in that process and know where
4 they might be? That may perhaps assuage some of the concerns by
5 the community that hasn't been shared yet.

6 MR. TEIXEIRA: Right. Yeah, I can respond in part and
7 then I'll turn it over to Javier Dussan to give you a deeper
8 response. You know, there is a limited amount of land area that
9 the two -- that the University and OPR Secretary's office agreed
10 to in their development agreement, and so our office in our role
11 as designing the project has essentially maximized the amount of
12 garden space we can provide. We freely acknowledged that. That's
13 nowhere near a one-for-one replacement, but we have identified
14 as much area as we possibly can, as you noted just, previously,
15 the stormwater management objectives of this project to meet the
16 DOEE regulations. DOEE regulations are -- which are regulations
17 that any project would be beholden to, right. So the limited
18 amount of land area available for garden space would be true of
19 any project that were to go at this location.

20 So we've done essentially the most that we can do,
21 given our role and the limits of our project area, but I am aware
22 that the University has been consulting with their CAUSES
23 colleagues, and Javier can you speak to that?

24 MR. DUSSAN: Yeah, I can take it from here. Good
25 afternoon, Javier Dussan again from UDC. Thank you, Commissioner

1 | Imamura for that, bringing that topic into this conversation.

2 | What we have done is in the facilities and real estate
3 | management group is we have identified about 6,000 square feet
4 | of land somewhere else on campus to replace this 6,000 or so
5 | square feet that are currently next to Building 41, and we are
6 | in the process of sending that to our colleague, our colleagues
7 | on the CAUSES team so we can discuss with them first what will
8 | be the preference in terms of the zones that we have identified
9 | for that additional garden.

10 | The plan is to make those areas permanently assigned
11 | to gardens in the Garden Club, so when the D.C. Archives is
12 | completed, the project is completed, whatever additional garden
13 | space is part of this project will be then added to the area that
14 | we are going to provide to these fantastic, you know, club, and
15 | I think the idea is that at the end of the project they'll have,
16 | you know, more gardening space than what they have today.

17 | COMMISSIONER IMAMURA: Thank you, Mr. Dussan, for that
18 | response. I'm pleased to hear that they'll have more, and it
19 | sounds like there still needs to be some progress made, but at
20 | least I think that will certainly help temper some of the concerns
21 | there too.

22 | If Chairman will allow me, I have just a couple more
23 | questions. I'd like to fold in Dr. Matthews and maybe
24 | Dr. Eddington. You know, UDC is uniquely structured to serve so
25 | many, and I think, Dr. Eddington, you had described it as "points

1 of entry," and so, Dr. Matthews, you had mentioned "opportunities
2 for research and internships," and so as a scholar and academic
3 myself, that I'm kind of excited about that chance.

4 I'm interested to know what sort of connections through
5 what academic programs are linking this new facility that
6 students beyond just sort of research opportunities for
7 internships, but are there any particular programs, Dr. Matthews
8 or Dr. Eddington, that are connecting students a little more
9 vigorously through curriculum?

10 DR. MATTHEWS: Well, let me just say that we often work
11 with faculty to help them incorporate the archives into their
12 classes, and so that's where our work with the faculty. It's
13 one of the things that we do quite well (indiscernible) research
14 center. We worked with faculty to incorporate archival documents
15 into their classwork, so it fits nicely with history, of course,
16 but also since we have records of all of the District government
17 agencies, if you're looking at Urban Planning, you could look at
18 the Zoning Commission records. We hold your records of the Zoning
19 Commission there. You could look at the Office of Planning
20 documents. You could look at unforeseen the number of government
21 agencies that interact with the public. You could look at those
22 records to look at how they've evolved over time.

23 Like, one of the collections we're working on right now
24 is the D.C. Council records. They discuss the start of the Metro
25 in D.C. and talks about how destructive that may be and that

1 planning process was documented in this collection. You look at
2 Urban Planning. You could look at those records and that could
3 help you with an assignment, and so that really speaks to the
4 partnership with the faculty.

5 DR. EDDINGTON: I'm just tying up a few additional
6 thoughts. I can share from my conversations with the College of
7 Arts and Sciences Dean Massey, who is now serving as our Interim
8 Chief Academic Officer, shared with me that she and her team were
9 involved in providing feedback through -- in the planning process
10 and as a result of those discussions, some of the changes were
11 modified to insure that physical space was included, carved out,
12 in the design for some of the programs.

13 I can't tell you, specifically, which academic
14 departments and disciplines were discussed with the College of
15 Arts and Sciences as a whole, through the Dean, was engaged in
16 the discussions, and beyond that I can tell you from my
17 perspective, right, when, in the way that I'm viewing this
18 as, you've touched on this as, you know, we have so many different
19 pathways here as I'm challenging our team to move forward,
20 particularly related to what our ongoing strategic planning
21 process is, if we're going to have this facility on our campus,
22 we should leverage it to support our academic programming, and
23 so the challenge for me to the team is to insure that we maximize
24 and optimize formal curricular and then co-curricular
25 opportunities to complement education so that could be

1 curriculum, right, connecting the opportunities directly within
2 the curriculum or degree program. It could include things that
3 I've already mentioned here, internship opportunities, research
4 projects, right across a widespan of disciplines. We'll be able
5 to access the resources here, so -- and from our different
6 campuses too.

7 So, you know, I don't have the specific answer about
8 the programs to your question, but I can tell you that I do see
9 a lot of opportunity across the entire campus community.

10 COMMISSIONER IMAMURA: Thank you, Dr. Eddington, and
11 Dr. Matthews. That's a great segue into my next question here
12 beyond the design here, which I think is tremendous. You know,
13 it achieved, certainly, design excellence, I think, and I'm not
14 -- and I'm sure that others would agree, but what concerns me is
15 just the amount of letters in opposition that are in the record
16 that you all see, so it's just of some concern here.

17 So Ms. Moldenhauer, this may be a question for you.

18 I'm interested to know, and I think a lot of them as
19 Dr. Eddington had mentioned that the Dean of Arts and Sciences
20 was involved, certainly some excerpts from some of these letters
21 have made reference that, you know, the D.C. Government has made
22 this plan without needful input from UDC, which I clearly think
23 is probably not accurate.

24 What it does tell me is that perhaps there wasn't sort
25 of that communication part to it, to explain that a little bit,

1 and then, you know, there's another letter in the record that was
2 concerned, you know, why this project is moving forward, unless,
3 it's, you know, structurally unsound or otherwise unsafe, and
4 that's again, another excerpt.

5 Obviously, from tonight your presentation addressed,
6 you know, the structural system, floor-to-floor heights. It just
7 didn't meet the program requirements for this particular
8 building. Although somebody said, "Well, there was even a letter
9 in the record from Daphne Humphrey, Jr. talking about" -- or just
10 commenting on student housing.

11 So I'm not necessarily in disagreement with this
12 particular use on campus, because I'm highly confident that it's
13 probably been run to ground, if you will, between Administration
14 and UDC, obviously DC Government, but I'm curious where the
15 breakdown in communication might have happened and why there's
16 so many letters in opposition, many of which are really
17 stipulating that they didn't have an opportunity to provide
18 comment.

19 Certainly, there's some letters in the record from
20 staff and students as well. This is a long process that has been
21 articulated in your presentation as well, but what we know when
22 these projects have a long horizon, that part of that outreach
23 strategy is constant education with the community and
24 stakeholders.

25 So I'm curious, and especially as part of the Condition

1 18, that means Task Force with the UDC Garden Club. I think
2 there's quarterly meetings that are set or scheduled where
3 they're supposed to participate, so I'd just like some clarity
4 around why you think there are so many letters in the record that
5 are in opposition, but they have sort of a common thread about
6 just lack of awareness or ability to participate in common?

7 MS. MOLDENHAUER: Sure, yeah. I mean, I think,
8 obviously, we've seen this. We have been, I think, very diligent
9 in our community outreach as you've seen. There have been
10 meetings going back to 2015. I think this is also the fact of
11 just a bifurcated process and a long process as you've already
12 pointed out.

13 Commissioner, I think that, you know, there is an
14 extensive outreach in communication done, you know, through the
15 OPR Agency too. We had probably multiple public meetings, design
16 discussions, and also had conversations about the D.C. Archives
17 as Mr. Dussan indicated.

18 Javier indicated back from June 2020 and back, even
19 going back further to the fiscal impact reports, that was a part
20 of that record, if I'm not -- Fiscal Year 2022, and so, I think
21 that there has been a lot of opportunity for discussion. I think
22 that there are challenges with universities where students do
23 start and stop and graduate and that's good for them, and that's
24 what we want. We want to see them graduate and move on, but
25 sometimes that does, as you indicate, creates sometimes a lapse

1 of communication between what prior students or groups were
2 involved in into the future.

3 I think that we have -- we did hear this conversation
4 of somebody's concern back when we first had some of our ANC
5 meetings. We then reached out and we diligently engaged in
6 extensive community meetings, including some specific meetings
7 with University students, as well as special ANC meetings, and
8 we feel like we have heard a lot of those comments.

9 A lot of those comments do surround, I'd say, maybe,
10 three main issues. You know, one, the fact that, you know, they
11 may not have been part of the campus plan back when we discussed
12 the fact that this was a DCR-type project, and so that was, you
13 know, an issue that we discussed too. The fact that the gardens,
14 you know, will be impacted. You know, unfortunately, whether
15 this is a rehabilitation of the building or a demolition of the
16 building, those gardens will be impacted, but you heard from
17 Javier Dussan that those will be replaced in time, plus,
18 additional garden space, which I hope will address a lot of the
19 concerns tonight, and then other comments where we believe, you
20 know, we have kind of addressed those, and so I think that, you
21 know, while these are sometimes challenging situations, I think
22 that we have done everything above and beyond what we can do and
23 we look forward to continuing communications with students, with
24 the public and the community as you move forward on this project.

25 COMMISSIONER IMAMURA: Thank you, Ms. Moldenhauer. I

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1 think, you know, what might also help is as you said, "continued
2 communication," and certainly for those who are, I think,
3 evaluating the lost opportunity caused here about potential on-
4 campus housing or additional academic space, you know, world
5 class academic space. Perhaps that could be part of that
6 continued communication effort that the University will continue
7 to re-evaluate or consider those types of facilities on campus
8 as -- if this project moves forward.

9 And I guess my last question here would be, Ms.
10 Moldenhauer -- do you want to take this, or direct it to someone
11 else?

12 And just really quick if I can go back to mention
13 something else. The MOA was established in 2018, so certainly
14 five years is a pretty substantial amount of time of conversation
15 to work between D.C. and UDC, but the question I have is what
16 will happen to 1300 Naylor Court and that facility there?

17 Maybe Dr. Matthews.

18 DR. MATTHEWS: Well, it's going to take us several
19 years to move out 1300 Naylor Court, and at the end of the day,
20 it, of course, is City property and so they will make the ultimate
21 decision of what happens with that facility, but as long as we
22 have it, we're going to make use of it for the Archives.

23 COMMISSIONER IMAMURA: All right. Terrific. Thank
24 you, Dr. Matthews. Again, I'd like to thank the entire
25 Applicant's team as well as my colleagues for your indulgence in

1 allowing me to ask my questions. Thank you, Mr. Chairman. That's
2 all that I have.

3 CHAIRMAN HOOD: Commissioner Stidham. I'm getting a
4 feedback. I'm getting the feedback from the feedback.

5 COMMISSIONER STIDHAM: Hopefully, it's not me.

6 CHAIRMAN HOOD: Let's make sure, we all are muted. I
7 know if I don't like to hear myself, I know others don't either,
8 so let's make sure we are unmuted. Thanks.

9 COMMISSIONER STIDHAM: All right. So thank you for the
10 presentation tonight and other questions that you have already
11 answered, and I have a few questions also. Some of it hitting
12 the same -- some of them are the same or similar to Commissioner
13 Imamura, related to your community outreach.

14 The number of letters that we received for the record
15 since the presentation to the ANC the other night, just makes me
16 wonder about -- you have a slide of a lot of community outreach,
17 but it seems it wasn't until last night at the presence of the
18 ANC that most of the neighbors, or at least those at the ANC last
19 night are hearing about the project for the first time, so you
20 can talk about your community outreach a bit more, and I realize
21 with a project that takes its time, this much time, and students
22 are leaving the University and, of course, neighborhoods change,
23 it just seems that for so many to not know about it right before
24 this hearing, that there has -- there seems to be some sort of a
25 breakdown in communication prior to last night about the project.

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1 So maybe you can help me understand sort of the flow of the
2 communication with both neighbors and students recently or, you
3 know, within the near future.

4 I know that an agreement was signed in 2018, but it
5 sounds like that in 2022, you realized that you could not re-use
6 the building and were taking another approach. So help me
7 understand your outreach.

8 DR. MATTHEWS: So I can speak to you what we've done
9 with the D.C. Archives. It is the updated program and I'm hearing
10 a bit of feedback, so I apologize.

11 We had our first public meeting in September of 2022,
12 once the program requirements report was finished, the draft of
13 that was finished. We presented it to the public. That, of
14 course, was shared with the UDC community through UDC's Office
15 of Communications.

16 We then opened it up for public comments, which we
17 responded to by November of 2022. We then had another public
18 meeting in February of 2023. We also had a meeting with the
19 Friends of the Archives to talk about that project. We presented
20 at the ANC meeting in February of 2023, as well, to engage with
21 the community.

22 We had another public meeting in April of 2023 where
23 we shared updates to the concepts design. That meeting was also
24 shared with the UDC Community Group, UDC's Office of
25 Communications.

1 We presented again to the ANC over the summer. We
2 presented to the UDC Community Task Force over the summer. We
3 have also presented at various organizations around the City as
4 recently, I presented to the African-American Historical and
5 Genealogical Society, presented it to the Archival Community at
6 the Society of American Archivists convention, presented it to
7 the State Archivists Community at the Council State Archivists,
8 and I've also presented it to several local groups around the
9 City, just so that they could see the progress of the project,
10 and know that it's actually happening.

11 One of the -- some of the feedback that I got was,
12 because it has taken so long, many people didn't actually believe
13 the project would come to fruition and so one of the things that
14 they were talking about was that, actually looks like it's going
15 to happen this time, so that was most of the feedback that I've
16 gotten about it.

17 I've talked to some faculty in D.C., because I actually
18 do personally know some faculty in D.C. who talked about the
19 project and the opportunities that it's going to bring to the
20 campus, and UDC has facilitated, you know, our communication with
21 the campus community because they are the ones who know who their
22 constituents are. You know, where it's also public record.

23 We know our constituents, and so we we're like, "well,
24 here's our people," and so, you know, we say, "okay, here's what's
25 happening," you know, "please share this with your community."

1 So I think that, you know, for our part, I've probably
2 made every effort, as Secretary Bassett mentioned, she has been
3 tampering around talking about the project, and so I think that,
4 you know, we have done what we can to make people aware that the
5 project is coming. I think sometimes with people, it just doesn't
6 register. You know, I get messages about things all the time
7 and I just -- it doesn't register with me until I may actually
8 focus on it, and I think that may be -- and I don't expect to
9 solve this immediately.

10 MS. MOLDENHAUER: It also was mentioned that there is
11 a website that was available with all the information, probably
12 available, that was updated and that was distributed and
13 identified.

14 COMMISSIONER STIDHAM: Thank you for that, and I
15 appreciate the amount of outreach that you have done. I am most
16 concerned with the community and student outreach, because those
17 are the ones that are most effected by the change, so in the
18 outreach you've done, specifically, with going back probably, I
19 don't know, to the April 2023 meeting, was it clear to the
20 community at that time that they were not just hearing about the
21 Archives building, but they were hearing also that that meant
22 that Building 41 was going to be demolished, and that the Archives
23 building was going to be put in its place, and the functions that
24 that served, and the fact that campus functions were being moved
25 across the street to be able to continue to provide those to

1 students?

2 DR. MATTHEWS: Yes. I've always expected that it
3 included the demolition of Building 41, because that was the
4 plan. You know, we said, "the demolition of Building 41, those
5 functions are being uprooted to Building 4250, which was prior
6 as part of this project, and we didn't want to take anything away
7 from UDC. We just wanted to add to what's happening with that.

8 COMMISSIONER STIDHAM: How many students were being
9 served out of the function in Building 41, and did all of those
10 students -- were they moved across the street, outside of the
11 campus or were they spread around?

12 Just trying to get an understanding of how the
13 functions were distributed when the building was no longer
14 usable.

15 MR. DUSSAN: Yes. Good afternoon. Again, Javier
16 Dussan, UDC. I don't have the exact number of students that were
17 served in Building 41. I know that it was a slow process to move
18 the students and faculty out of Building 41. They are all now
19 in Building 4250, which is next door literally to the Student
20 Center, so we're still on this side of Connecticut Avenue. That
21 Building 4250 also, and in addition to CAUSES, they're all
22 faculty utilizing that space.

23 So if the students in Building 41 were a little bit
24 isolated in that building, now they're more integrated in
25 Building 4250 along with the rest of the campus.

1 COMMISSIONER STIDHAM: All right. That's really good
2 to hear. I was concerned with the loss of the campus uses and
3 the lack of sort of cohesion those students may have had with
4 losing that space. And I think my last question is related to
5 just the future uses that are more campus and education related
6 and looking towards the future. This is a very important campus.
7 It's been here a very long time and it's very important to the
8 students of the University of the District.

9 Do you see your ability to keep up with the changes in
10 education that students will need with losing this space to
11 another function that's really just remotely associated to
12 education?

13 DR. MATTHEWS: I will just say that the archives in
14 history is directly related to education and the Archives support
15 education. They support research. They support classroom
16 development. They support curriculum development.

17 I mean, we have documents related to every topic that
18 you can teach at a university held in our collection. You know,
19 it just takes working with a faculty member to integrate that
20 into their curriculum, and I think that something that's missing
21 is this idea that the archives isn't an educational institution.

22 While this is a secure government facility function,
23 it is an educational institution, and it teaches students skills
24 that are translatable into other skills.

25 Most people who study history and do research in

1 archives become lawyers, because it teaches you research skills.
2 It teaches you critical thinking skills, and so this is an
3 educational institution that is placed at the City's public
4 university to enhance the educational opportunities of the
5 University of the District of Columbia, and I think that that is
6 something I've seen specifically getting lost in our discussion,
7 that this actually is an educational institution.

8 COMMISSIONER STIDHAM: Thank you, Mr. Matthews.

9 I do think that, that is something that is lost.
10 There's as many people probably will not see that connection
11 between the archives and the typical things that people are on
12 campus to learn.

13 As a researcher who has done a lot of work in
14 researching things in the District, I will salute you in getting
15 things all in one place. I have made trips around this city and
16 everywhere to get the documents that I found online, but not been
17 able to access, so it is definitely a need, and an important part
18 of the City function. I do just worry about the University's
19 ability that's such a small site to be able to continue to serve
20 students even beyond, you know, what the Archives will do for
21 them. So with that, I think I'm done for now.

22 MS. MOLDENHAUER: I just want to mention two things in
23 that question:

24 One is that the University of the District of Columbia
25 has multiple campuses. Van Ness Campus is just one of many

1 campuses that they have, that serve the students of the District
2 of Columbia, and then also that, you know, the University had
3 identified back in 2020 that the D.C. Archives would be located
4 in one of their buildings and they believed then, they still
5 believe now that they can still provide an amazing location for
6 all of the students that they ever wish to have and, including
7 an enlarged and continued increase in enrollment. So thank you.

8 CHAIRMAN HOOD: Commissioner Stidham. Vice Chairman
9 Miller.

10 VICE CHAIRMAN MILLER: Thank you. Thank you,
11 Mr. Chairman, and thank you to the entire Applicant's team.
12 Again, thank you to the Secretary Bassett and Dr. Eddington from
13 UDC and Dr. Lopez Matthews from the Archivist office.

14 I'm not going to mention everybody's names, but thanks
15 to you all for all of your work on this project and for being
16 here today and answering our questions, and let me -- and thank
17 you to my colleagues Commissioners Imamura and Stidham for your
18 very thoughtful questions and comments. I learned a lot during
19 that, and I will try not to be repetitive, and I don't want to
20 take up too much time, because we want to get to the extensive
21 public testimony and the ANC testimony and any other comments
22 from others and the rebuttal on -- and we'll have questions that
23 will follow up from that, so.

24 But I guess, on the Community Gardens, I think we need
25 it to be tightened up as to what this -- where these replacement

1 gardens are going to go. You've identified, I think, 1,500
2 square, 1,800 square -- almost 1,800 square feet, I think you
3 said in the northwest corner of the campus near -- I think it
4 was 44. I might have gotten that wrong. There are a lot of
5 numbers being tossed around here, but that leaves, you know,
6 4,500 of existing space that hasn't been identified, that's being
7 currently used as community gardens.

8 I think -- I'd figure we'd give a comfort level to the
9 public and to ourselves as the deciding body here, just to note
10 where the -- I saw the zone, the four zones that were provided
11 in that one slide. I think it was -- well, I'm not going to name
12 another number. It was provided in the slide, but I think it
13 would be useful to identify specific locations where you will
14 actually have the one-for-one replacement that you are promising
15 to the community and to us here tonight.

16 I think we need that tightened up, or I certainly need
17 that tightened up before I get to a vote on this amendment. How
18 many -- and this might be more directed to the community garden
19 folks, but if anyone knows, how many members of the public or of
20 the campus population currently utilize the 6,500 whatever square
21 feet of community gardens that are there? And this is it. Well,
22 tell me again. (Indiscernible) that question. Does anyone know
23 the answer to that question? Does Javier Dussan know? I don't
24 know.

25 MR. DUSSAN: No, I don't have the exact number for the

1 members of the club -- Gardening Club, which is the entity, the
2 University entity that supports the volunteers for the gardening,
3 so I can do that research and provide a number.

4 VICE CHAIRMAN MILLER: Yeah, I think that would be
5 helpful, but we may get that information from the Gardening Club,
6 and I was just looking for an approximate number of the estimate
7 of the usage -- the current usage. I get the sense that it's
8 pretty heavily utilized and enjoyed by a lot of people. I've
9 seen the roof top garden. That's part of the agricultural school,
10 I believe, or urban school -- urban gardening school. Is that
11 rooftop part of that 6,500? I don't even know if the 6,500 number
12 is the right number.

13 MR. DUSSAN: No, it's the rooftop.

14 VICE CHAIRMAN MILLER: Is the roof top part of that?
15 And that's not affected by this proposal in any way, I assume?

16 MR. DUSSAN: That's correct. The roof of Building 44
17 that has some green areas and gardens and food production, is not
18 going to be effected by this project. So we're only talking
19 about the 6,000 or so square feet of garden that is on the west
20 side of Building 41, and that's what we are talking about. What
21 we called in the presentation, Zone 1.

22 But I hear you, Commissioner, and we'll tie that up
23 very soon through the coordination -- with the coordination of
24 the College of Agriculture, CAUSES.

25 VICE CHAIRMAN MILLER: And the community gardens there

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1 on the grounds, they're not part of the food production mission
2 that goes on on the rooftop, or are they part of that?

3 MR. DUSSAN: I believe there is some form of food
4 production in that area as well. So we are taking that into
5 consideration.

6 VICE CHAIRMAN MILLER: Thank you. And the space that
7 you're currently providing for these community gardens is being,
8 as I understood it -- well, correct me if I'm wrong -- is it
9 being replaced by the -- it's not being replaced by the Archives
10 Building. It's being replaced by the bio-retention facility that
11 you have to -- that you are building to meet stormwater management
12 and other environmental considerations next to building what is
13 Building 41 now? Is it --

14 MR. TEIXEIRA: Yes.

15 VICE CHAIRMAN MILLER: Is the footprint of existing
16 community gardens going to be occupied by the new Archives
17 building, or is it going to be occupied by the bio-retention
18 facility that you have to do to meet stormwater management
19 and --

20 MR. TEIXEIRA: Right.

21 VICE CHAIRMAN MILLER: -- good other environmental
22 needs?

23 MR. TEIXIERA: I understand your questions. This is
24 Scott Teixeira with Hartman-Cox Architects, expert witness, and,
25 I mean, generally, yes. It's not like a one-for-one easy thing

1 to answer, because our new building isn't exactly in the same
2 place, and it isn't exactly the same shape as Building 41, so
3 some of the gardens that are going to be displaced by our project
4 exist in areas where our building will -- where our proposed
5 building will be situated, but the majority of the displaced
6 gardens are being displaced, because we need all the remaining
7 land area as you have surmised, to meet the stormwater management
8 regulations.

9 In fact, we need all of that area and all of our roof
10 area, because the bio-retention facilities at the ground level,
11 according to our current engineering analysis aren't adequate all
12 by themselves to meet the regulations, so they've got to be
13 bolstered by a complement of green roof systems, deployed across
14 almost all of our available roof area, and so -- so it's -- I
15 think the answer is that it's a combination of both that are
16 preventing the full re-accommodation of all of the displaced
17 gardens, you know, within our project boundary. Both factors are
18 at play or both factors --

19 MS. MOLDENHAUER: Talk about the design standards and
20 recommendations for setback off of the structure.

21 MR. TEIXEIRA: Yes, and I mentioned that in my initial
22 testimony during our prepared remarks, but the National Archives,
23 NARA Standard, NARA 1571-S, I suppose as updated recently, still
24 requires a 15-foot standoff. Well, they require a number of
25 things. They require no vegetation at all within or about 2 feet

1 of the building and then they require no tree canopies when a
2 tree is at its fully matured size to be within 15 feet of the
3 building.

4 This is in response to pest infestations that are
5 believed to have been caused by critters that can jump from a
6 tree to a building, and so that's the impetus for the criteria,
7 but -- so that's effected. You know, the placement of large
8 trees in our landscape plan. The other factors that I believe
9 Ms. Moldenhauer is referring to is, you know, that a large portion
10 of our land is actually -- or of our project area is actually
11 the roof of the underground garage.

12 You know, our project is essentially like what people
13 call in the industry a pedestal building, right. It's sitting
14 on top of a garage structure that we're working extremely hard
15 to keep and that's to be responsive to embodied carbon concerns,
16 you know, where we're trying to keep every bit of existing
17 concrete that we're able to.

18 So anything that isn't really related to this increase
19 in design loads that render the existing structures incapable of
20 meeting our needs. You know, where the existing structures are
21 capable, we're trying to re-use them, and so that impacts, you
22 know, the disposition of the site treatments and bio-retention
23 placements and so forth around the property as well.

24 VICE CHAIRMAN MILLER: And can you, Mr. Teixeira -- you
25 answered Commissioner Imamura's question on this, but I kind of

1 missed what the answer was. So if you can briefly, just -- what
2 was the response to the question? His question about meeting
3 DOE's net zero, net all electric new green-building requirements?

4 MR. TEIXEIRA: Correct. Yeah, you might now -- you
5 might not remember my response, because actually I had deferred
6 responding to that question to Ms. Moldenhauer and --

7 MS. MOLDENHAUER: Yes. Commissioner Miller, how are
8 you? So our response to that was we are aware. We read DOE's
9 comments and reports and that we're working with DGS to review
10 the legislative history and specifics on how that law applies to
11 this specific project and we'd ask the Zoning Commission to allow
12 us to work with DOEE during the permit process for that issue.

13 VICE CHAIRMAN MILLER: Okay. Moving on to the -- there
14 was a lot of discussion about the community engagement and the
15 number of letters that raised concern about the lack of community
16 engagement was of concern. I appreciate the responses that you
17 provided, thus far. I think we need to supplement that maybe
18 with a written response. I saw the slide that detailed the
19 meetings that had been held with the community, the various
20 aspects of the community about the project, but as Commissioner
21 Stidham pointed out, most of those seemed to have occurred in the
22 last year and, I guess, there's a reason why it's occurred in
23 the last year, because it's only in the last year, you said --
24 somebody testified, Dr. Eddington, I think, that the
25

1 recommendation became final.

2 But I think we need some written response to the
3 community engagement prior to this past year, and we also
4 need -- I think we also need a more fulsome response to the
5 condition in the Zoning Commission's campus plan order about the
6 Community Task -- University Community Task Force meeting on a
7 quarterly basis.

8 We just needed a response as to what meetings may have
9 occurred, why you are or are not in compliance with that
10 condition? What alternative means of communications notice
11 occurred? I think we just need a written response, so I can
12 digest that better.

13 MS. MOLDENHAUER: We're happy to provide that as a
14 supplemental. Thank you.

15 VICE CHAIRMAN MILLER: Thanks. That'll be helpful.

16 I think -- as long as I'm requesting written things,
17 it'll be helpful to me, maybe, I think, and I think the public,
18 if we had a copy of -- if it's already in the record, please,
19 correct me, but I just didn't see it, looking at the record in
20 the last few days, if there's that July 2018 Memorandum of
21 Agreement between the Department of General Services and UDC,
22 regarding the D.C. Archives co-location issue; a copy of the
23 December 2018, I believe it was, study and recommendation by HCA,
24 EYA, which you referenced, which reviewed the existing conditions
25 of Building 41, test-fitted whether the archives would fit in,

1 | which you provided information as to how it could fit in and
2 | would have additional capacity. You've testified to that.
3 | Thanks, which I appreciate, but if we actually had that December
4 | 2018 Co-location Study and Recommendation, which ended up
5 | recommending Option 5, which was the demolition of 41, 40 --
6 | Building 41, that would be helpful to have. Would we be able to
7 | get that, Ms. Moldenhauer?

8 | MS. MOLDENHAUER: Absolutely, Commissioner Miller. I
9 | would just ask a question. Those are publicly available documents
10 | that are on, as I had mentioned earlier to Commissioner Stidham's
11 | question about public outreach, they are available on DGS's
12 | website and have been since they were issued. I know that there's
13 | a regulation, a zoning regulation, that says that we are not
14 | supposed to file documents that are publicly available. So is
15 | it okay if when we file a supplement that we provide the link to
16 | those, or does the Commission want us to actually upload those
17 | exhibits?

18 | VICE CHAIRMAN MILLER: That would be -- that's fine.
19 | The link would be fine. Is there a U -- is there a UDC Board of
20 | Trustees resolution which accepted that recommendation at the end
21 | of 2022 I guess it was, or at some time? Is that available or
22 | is that -- can that be provided for the record?

23 | MS. MODENHAUER: We've not provided that. There
24 | is -- I don't know the specific date, but there is a Board of
25 | Trustees resolution that did review this issue and did confirm

1 that.

2 VICE CHAIRMAN MILLER: Okay. If we can get a copy of
3 that, Vice. Are you Vice President Dussan or Vice Chair Dussan?

4 MR. DUSSAN: Vice President Dussan.

5 VICE CHAIRMAN MILLER: I thought so.

6 MR. DUSSAN: Yes, of course. We can provide that.

7 VICE CHAIRMAN MILLER: So I was just wondering okay.

8 Okay. Yes, if we could get a copy of that, that would
9 be helpful.

10 MR. DUSSAN: Absolutely.

11 VICE CHAIRMAN MILLER: Just a couple more questions,
12 Mr. Chairman. So the Arts and Sciences library used to be in
13 Building 41; is that correct?

14 MR. DUSSAN: That's correct.

15 VICE CHAIRMAN MILLER: And it's across the street now?

16 MR. DUSSAN: So, the main library, the collection is
17 still in the building. The offices have been temporarily
18 relocated to Building 4250, while we renovate the B level of
19 Building 38 and 39, which is happening right now, so we can
20 relocate the entire main library to this, you know, state-of-
21 the-art, fully renovated space. We expect to complete that early
22 in 2024.

23 VICE CHAIRMAN MILLER: So the Arts and Sciences Library
24 will be part of the main library in that new facility.

25 MR. DUSSAN: So the jazz archives library will. Yes.

1 VICE CHAIRMAN MILLER: Building 41. So what currently
2 is Building 41? What's currently in Building 41? So there is
3 the library that still has -- the Arts and Science library still
4 has some space in there. I think that is what you just said.

5 MR. DUSSAN: Correct, the collection. So there's two
6 main things there. The collection means some books are still
7 being housed there while we renovate the space to bring them to
8 the B level of 38 and 39. The UDC Jazz Archives, which is a
9 small collection but, important, still there, which is waiting
10 to be relocated temporarily, so the construction of the new D.C.
11 Archives takes place and then it will be brought back to a new
12 facility in that location. And down on the ground level or plaza
13 level, there is a child development center that is in a small
14 portion, kind of isolated from the rest of the systems that is
15 still remaining there. They are allowed to be there through
16 December through the end of this year and then they'll be leaving.

17 VICE CHAIRMAN MILLER: So that's a private child --

18 MR. DUSSAN: No. That's a private --

19 VICE CHAIRMAN MILLER: A privately-operated child
20 development center at UDC ranks for it to be located within
21 that building?

22 MS. MOLDENHAUER: Yeah. So it's an unaffiliated child
23 development center that is not affiliated --

24 MR. DUSSAN: Correct.

25

1 MS. MOLDENHAUER: -- with the University.

2 MR. DUSSAN: Correct.

3 MS. MOLDENHAUER: And a lease is required --

4 VICE CHAIRMAN MILLER: And are there any plans -- and
5 are there any plans to locate a child development facility on the
6 campus or is there another child development facility already on
7 the campus or very nearby?

8 MR. DUSSAN: So there is a conversation that is
9 happening and has been happening at the Board of Trustees level,
10 and the high leadership in the University, as to how to work with
11 the City in making sure that our students have access to that
12 service.

13 So at this point, there are no specific plans to have
14 a childcare center on campus, but the conversation is -- it's
15 ongoing.

16 VICE CHAIRMAN MILLER: Well, I'm glad there are
17 conversations about it. I think, again, it would be useful to
18 have a written response to that concern that's been expressed in
19 the record in which I share that -- which I think I read, or
20 probably everybody shares that it -- ideally, if you had the
21 space and the resources you would have onsite daycare for either
22 the student population or the faculty and staff population. You'd
23 have onsite or near-site housing. More housing, if you could
24 have it. If you had the space and the resources.

25 So if you could, maybe in your written supplemental

1 make a reference to the status of locating housing, and both
2 housing and daycare, on or near, very near, the campus of UDC's
3 Van Ness campus.

4 MS. MOLDENHAUER: Commissioner Miller, let me just make
5 a note though here. One, from our understanding, the childcare
6 facility is not servicing the University staff or students. The
7 current pricing of that is not within kind of a certain level
8 that would be most likely kind of servicing staff or University
9 individuals.

10 Also, it was not included in our Campus Plan because
11 it was not something that, obviously, was a service provided by
12 the University. While the Board is, obviously, looking at this
13 issue because it has come up during the community discussion of
14 this hearing, I'm really excited to kind of encourage and continue
15 that discussion. I would just note that while we will address
16 it, it was not something that, obviously, the University has ever
17 provided as a service and, you know, we would from a housing
18 perspective; however, I would note that we would be happy to
19 supplement that, but the University is continuing to pursue
20 housing on campus as it always has. That is a primary goal of
21 the University, but in the 2020 Campus Master Plan, we did revise
22 the language for Building 41 to specifically note that housing
23 would no longer be located in Building 41 because we were at that
24 time aware that if the Archives went forward that it would just
25 be for the D.C. Archives building, but we do have other locations

1 on campus that are part of the Campus Master Plan that was
2 approved by the Zoning Commission in 2020 that do pursue housing
3 on campus.

4 VICE CHAIRMAN MILLER: Thank you.

5 MS. MOLDENHAUER: And we're happy to supplement that
6 in any way as well.

7 VICE CHAIRMAN MILLER: And if you could just in your
8 supplemental remind us of what was in our Campus Plan on the
9 housing issue. Thank you. That would be helpful.

10 MS. MOLDENHAUER: Thank you.

11 VICE CHAIRMAN MILLER: That would be helpful.

12 Well, one last question, I'm sorry to have prolonged
13 this. Is your transportation expert here? Maybe you don't need
14 him, I don't know for this question, because I'm not an expert
15 at all, so it's not an expert question, but the loading I see is
16 meeting -- I saw in DDOT's memo is meeting the loading
17 requirements for a government building of 100,000 square feet or
18 more.

19 Of course, this government building, the Archives
20 proposed government building, seems to and just from my -- on the
21 top of my head seems -- would seem to have more loading needs or
22 different loading needs than the typical government office
23 building.

24 So I just want to get some reassurance that the loading
25 berths -- the two loading berths and the two loading platforms

1 and the whole ingress and egress off of Van Ness is sufficient
2 for the heavy amount of cubic feet that was referenced about the
3 number of records that exist in this -- in the archives system
4 and will exist, will continue to grow? So if that could be
5 provided or if someone has a response.

6 MR. TEIXEIRA: Please let me respond and this will be
7 a two-part response. I'll begin and then I'll pass it off to
8 Will Zeid who can give you the traffic analysis related to it.

9 So the unique loading feature of this facility is that
10 it has to have two separate facilities. One for the receiving
11 of archival materials and we call that the clean-loading dock,
12 and then it also has a conventional loading dock as any building
13 would for building services, routine deliveries and, you know,
14 trash removal and so forth, and they are physically separated
15 although they're adjacent to one another.

16 On the frequency of usage, our project team, the design
17 team got the -- you know, we worked with OPR, with Dr. Matthews,
18 working with what is current frequency is of loading at Naylor
19 Court and, of course, predicting.

20 We also have a consulting archivist on the team,
21 Michele Pacifico, who consults with the State Archives all over
22 the country, and so the four of us identified the sort of design
23 demand for loading trips and then that's when Will took over with
24 calculating the traffic impact and the other issues related to
25 the loading facility.

1 So I don't know if, Will, if you can continue to answer
2 this question from that perspective, please.

3 MR. ZEID: Will Zeid for the record with Gorove Slade.

4 We prepared the transportation team document for this,
5 and we did -- you know, we've run extensive truck-turning
6 maneuvers for this project. It's gone through several
7 iterations. You know, I'll defer it to Scott on the loading.
8 This is a fairly unique use. Like, as you said, it doesn't
9 necessarily fall right into like the office category.

10 With that said, we do have the two separate 30-foot
11 bays for loading, as well as a 20-foot service delivery space.
12 I'll note that, you know, if you were to refer to the site plan.

13 We also have a pretty extensive area out in front of
14 that loading -- those loading docks. Just, you know, a big block
15 of surface so if two trucks were to -- if, let's say all three
16 of those bays were occupied and an additional truck showed up,
17 we'd have room out there for them to park and wait for their
18 turn, if you will.

19 And I think we can recognize with, you know, with the
20 large volume of storage, there will be the initial, just like
21 with a residential building or an office building, your initial
22 lease up, right, where you've got to move in. You know, two
23 move-ins a day for, you know, a month or two. There will probably
24 be a great amount of deliveries up front as the building
25 stabilizes, you know, to its normal capacity. Deliveries would

1 be less frequent at that point, and we don't really design for
2 that initial part, but for this one, we do have a lot more room
3 than we would typically have out in front of the loading areas
4 to store additional trucks if needed.

5 VICE CHAIRMAN MILLER: Thank you for your response.
6 The construct -- I'll end my questions there.

7 Let me just say, Mr. Chairman, and to the Applicant's
8 team, that my specific questions are not meant to downgrade the
9 important positive aspects of this project. The synergy that I
10 see does -- well, first, finding a real permanent beautiful home
11 for the D.C. Archives, they deserve to have a beautiful home
12 that's visible, that's opened to the public, that people can use,
13 that has synergy, as you have pointed out between a state archives
14 facility and a state university, which exist on down the road,
15 down the highway, or whatever it is, down the beltway. You cut
16 through the College Park to get to the National Archives, and it
17 exists on other state universities. I see the synergy and the
18 opportunities that do exist there for both research and
19 education, obviously, and employment and internship.

20 So there are a number of concerns which we -- which I
21 want -- which we need to address, and I think we can address
22 them. So I appreciate all of your work that's been done thus
23 far and the work that you will continue to do going forward.
24 Thank you, Mr. Chairman.

25 CHAIRMAN HOOD: Thank you. And I appreciate

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1 everybody's questions, but I'm going to -- let me come from
2 another angle.

3 Years ago, they didn't want UDC up in that area period.
4 That's why we have Mount Vernon campus. That's why we have two
5 campuses. When we did the Student Center, Vice Chair, I think
6 you were on the Commission. We had plenty of hearings that turned
7 out to be, I think, very spectacular. So I know there's growing
8 pain, and in this community engagement, we have our process,
9 which it takes 40 days, and I understand and I appreciate the
10 honesty of some who said, "maybe, I was not even aware or maybe
11 I missed it," but we do have something from the ANC.

12 So I'm not -- you know, I'm not going to -- I'm going
13 to balance that whole deal about engagement, and I know, you
14 know, it might not have been some certainty, but I think this
15 has been going on long enough about archives.

16 So to me, it's about making sure we get the right
17 design. We deal with our regulations in the campus plan, and
18 also the traffic.

19 So I'm going to start off with traffic. Mr. Zeid, if
20 we can bring up it was, I think No. 6. It was a drawing that
21 you all had, which you showed in your presentation.

22 I'm a put it up and I know you can't use the pointer,
23 but I want you to help me walk around the Archive Center. I want
24 you to help me. I saw the blue arrows, the red arrows. I want
25 you to help me navigate through that area. I want to see how

1 the mode is split, pedestrians, the circulation, the traffic. I
2 want to see how that's in there. I think it was No. 6.

3 MR. ZEID: 6.

4 CHAIRMAN HOOD: It might have been page 6, number 6.
5 Hold on. Let me see. Let me pull it up.

6 And I'm going to be quick with my questions, because I
7 want to hear from the residents who are in support and opposition,
8 and I'm going to try and not to go two nights. That's the goal.
9 It's not that one. It's another one. Let's see if I can find
10 it. Tell you exactly what it is. You showed it during your
11 presentation, and it arrows that showed the entrance to -- off
12 of Van Ness Street, going into the Archives Building.

13 MR. ZEID: Yeah. So the document on screen at the
14 moment is not the slide deck that we used for our presentation.
15 It's a different --

16 MS. MOLDENHAUER: It's just -- it's our additional
17 slide.

18 MR. ZEID: That would be additional Slide 23.

19 MS. MOLDENHAUER: Slide 23. Slide 23.

20 CHAIRMAN HOOD: 23, okay. I'm sorry. I probably should
21 have got the number, but I didn't. Mr. Zeid, take me around.
22 Show me -- take me around there. I want you -- I want you
23 to -- I want to visually imagine my walking experience. That's
24 it.

25 MR. ZEID: Yeah.

1 CHAIRMAN HOOD: You can tell me, whether you're using
2 a red arrow or bill for entry. Am I going down to the garage?
3 How I'm coming out? What I'm doing back at these Archives service
4 entry. Just take me through that.

5 MR. ZEID: Sure. So, yeah, just one point of
6 background, right. Right in front of the building on Van Ness,
7 there's currently a driveway. So there's that driveway that goes
8 parallel to the building and then turns into Van Ness. It's a
9 vehicular driveway that ramps down. That's like a barrier today,
10 right, to get to the front of that building to walk across, so
11 that goes away. That curb-cut goes away, and all of the vehicular
12 access to parking will occur to the east where we have that
13 vehicle exit, vehicle entry arrow; those two separate arrows,
14 that's over at International Drive. It's opposite of
15 International Drive.

16 So that entrance exist today, and the other one will
17 be removed, but access will still be there. So that's how you'll
18 get to the vehicle parking. Okay. The red arrow on the left
19 side of the building is very, specifically just for loading, so
20 there won't be any vehicular late-hour visitor parking or any
21 kind of parking off of that. It's just for loading, so the only
22 vehicles crossing that will be loading vehicles. Okay.

23 CHAIRMAN HOOD: So Mr. Zeid, let me stop you.

24 MR. ZEID: So when we -- yes.

25

1 CHAIRMAN HOOD: Let me let me stop you. Let me stop
2 you. "D.C. Archive service entry for loading only." If I go
3 in, how am I coming back out?

4 MR. ZEID: How would you -- you would go down and do a
5 U-turn at the -- if you got lost and went up that way, you would
6 go do a U-turn at the -- in that big -- where the arrow that says
7 "D.C. Archives loading," there's going to be a big surface area
8 out in front of the loading that there'd be a 30-foot truck can
9 turn around in there, so your standard car will have no issue
10 turning around if they get lost up there.

11 CHAIRMAN HOOD: So when I go up there, for me to get
12 back out, I won't do any backing out or anything? I would turn
13 around and come back out?

14 MR. ZEID: Yeah. Yeah, you would just turn around.
15 You'd do a three-point turn once you get up to that box area up
16 there at the top.

17 CHAIRMAN HOOD: So 30-foot truck zone. Okay. All
18 right. Keep going.

19 MR. ZEID: So that -- yeah, and, well, in any service
20 delivery, right? Like, a utility truck to come do maintenance
21 would go up there too.

22 So with the removal of that driveway along the front
23 of the building, and I defer to Architecture on this and
24 everything, because from my understanding of that, that can be
25

1 regraded. It can be stepped so that we can bring pedestrians in
2 off of Van Ness through that blue arrow, which I believe there
3 will be steps there to bring up, because of the grade changes,
4 and that'll bring it up to, you know, you can walk -- the walkway
5 where all the other blue arrows come out to the Plaza and the
6 courtyard, so you could walk all the way around that building.

7 And to the left of that, I think right next to the
8 loading entrance, there will also be a connection up for
9 pedestrians, because there's different -- like, the grades
10 differ, I believe, along there, so there's different access
11 points to get in there, but you'll essentially be able to access
12 almost all the way from 360 around the building, pedestrian-wise.
13 I believe that this will really be a pedestrian connection at the
14 what is it about the 9:00 to -- 9:00 to 11 o'clock, if you will,
15 on the building, but the rest of it, there'll be pathways going
16 all around that step after you need to deal with the changes in
17 grade around the building.

18 MR. TEIXEIRA: And Mr. Hood, I -- if you'll allow, I
19 can follow along to some of Will's commentary about the site
20 circulation, at least from the pedestrian standpoint.

21 So at Van Ness, yes, the removal of that driveway makes
22 it possible for us to have an at-grade connection based on the
23 slope of the street and the elevation of the plaza. Right in
24 front, the left blue arrow, right where you would be entering,
25 going directly into the new building entrance, if you're visiting

1 the D.C. Archives, there are some steps and a ramp, but further
2 to the east where that sweeping Arch of our Sunken Garden meets
3 the Van Ness streetscape, that large promenade with that arcing
4 blue arrow, that connects to the street without steps. That's
5 at grade, and that large arcing connection is the primary sort
6 of pedestrian connection from visitors that are in the interior
7 of the campus to Van Ness.

8 These alternatives -- the other blue arrows are just
9 showing how pedestrians on the campus can circulate around our
10 building, you know, to get to other destinations. They can --
11 there are walking paths to the north, so they can get to the
12 field amenities. There's a north/south sort of connection, as
13 well as an east/west connection.

14 And so, yes, and I think Will covered all of the
15 vehicular uses and the arrangement of vehicular access and the
16 distinction between visitors that are coming to park in the
17 parking facilities versus service and loading deliveries and
18 visits that would utilize our service driveway on the west edge
19 of the proposed building.

20 CHAIRMAN HOOD: Okay. Thank you. I think my questions
21 have been answered. Thank you both. Let me also ask -- I'm
22 trying to recall, are there trailers? The trailers are gone now.
23 The elementary school that we have or whatever we were doing up
24 there --

25 MR. TEIXEIRA: Yeah.

1 CHAIRMAN HOOD: I can't remember. It was some years
2 back. That's all gone, correct?

3 MR. TEIXEIRA: (Indiscernible.)

4 CHAIRMAN HOOD: And I've noticed here that we're
5 talking about -- are we still talking in the future about a
6 football field? There used to be -- that used to be a field
7 years ago. Is that still in the plan, even though, there's no
8 football team? I'm just curious, because I see it on the plan.

9 MR. DUSSAN: Yeah. Thank you, Chairman Hood for your
10 question. Yes, the plan is to -- the dimensions of that area
11 doesn't allow it to be a field for a regulation type-of field,
12 but it could be a recreational site that we do want to activate,
13 you know, as soon as possible.

14 We need to work with the D.C. Archives team and the
15 Construction team to see whether there is some opportunity to
16 activate that area during construction. If not, it is clear that
17 we will have to wait until the project's completed before we can
18 recuperate that space and fully use it again as a recreational
19 sports field.

20 CHAIRMAN HOOD: Okay. Thank you. For some 40 years
21 ago, that's where the football team used to practice, and I was
22 wondering if President Eddington bought a football team with him
23 when he came. So I'll just leave it at that.

24 I do want to talk about the building. Let me just say
25 this to Mr. Teixeira, and, hopefully, I don't -- it's been a

1 while since somebody pronounced your name, Teixeira, or what?
2 Mr. Teixeira, I'm not a baseball fan. Yeah, I like baseball,
3 but don't -- but, anyway, you say people messed your name up,
4 and I know I have as well.

5 Does the style of the building and the architectural
6 texture of that building, does it complement the Student Center
7 which we voted on some years back? Is that starting to show some
8 of the same architecture, or does it comp -- do they complement
9 each other on Van Ness street?

10 MR. TEIXIERA: Well, that is subjective, I suppose,
11 Mr. Hood, but we certainly believe it reinforces the stylistic
12 treatments that are on that building. There's a lot of vertical
13 expression; a lot of use of metal and glass facade systems, and
14 so, you know, we -- the other unique challenge from the design
15 perspective for the OPR facility is that it sort of needs to
16 accomplish two things. It needs to be very supportive of the
17 campus objectives in terms of the visual character and the
18 architectural aesthetic but, you know, it also needs to establish
19 sort of a unique identity for OPR.

20 CHAIRMAN HOOD: Okay.

21 MR. TEIXEIRA: And so what we worked tirelessly really
22 to try to achieve was a building that delivers sort of both
23 promises, you know, that it fits with the campus. It addresses
24 all of the campus objectives in the UDC master plan for new
25 buildings on the campus while at the same time establishing a

1 unique and, obviously, independent presence and identity for OPR.
2 That was also related to the decision to have the main entrance
3 address Van Ness.

4 As you may imagine, there were questions from CFA and
5 NCPC staff about having alternative entrances and so forth, but
6 the security program for the building is really paramount. The
7 building must operate with a single entrance to address its
8 security requirements and so that's one of the factors that went
9 into arranging the building entrance toward Van Ness.

10 CHAIRMAN HOOD: I thank you for that question, because
11 that takes out my questions about the embassies and everything
12 else that's going on, but I'm sure that's already been dealt
13 with, so I'm going to kinda stay away from that since CFA and
14 others have given you already conceptual approval and approvals.

15 The other question I have is the -- what was the height
16 of Building 41? Do we know right off, because I didn't see it.

17 MR. TEIXEIRA: I believe it was 83 feet. I'm working
18 from memory. Meredith, do you happen to have the zoning
19 tabulation?

20 MS. MOLDENHAUER: Commissioner Hood, if you go to Slide
21 48. Slide 48 does --

22 CHAIRMAN HOOD: Just tell me what it is. I'm not going
23 to go to it. I got (indiscernible.)

24 MS. MOLDENHAUER: The existing building is at 83 feet.

25 CHAIRMAN HOOD: 83.

1 MS. MOLDENHAUER: The proposed building is at 73 feet,
2 and institutional buildings are allowed at 90 feet.

3 CHAIRMAN HOOD: So let me ask this question. Are we
4 building -- are we building -- let me ask Dr. Matthews this, or
5 either Secretary Bassett. Are we building enough for growth?
6 That's kind of where I am. Are we building enough for growth?
7 Do we need more height? Which I know people have killed me. Are
8 we building enough for growth? That's what I want to know.
9 Whoever wants to answer that.

10 DR. MATTHEWS: Yes, we're building enough for height.
11 We're building enough for at least 50 years of growth.

12 CHAIRMAN HOOD: Okay. So --

13 DR. MATTHEWS: And, also, taking into consideration
14 that things are becoming electronic, so.

15 CHAIRMAN HOOD: So in 50 years, Dr. Matthews, I'm a
16 call -- I'm a ask you the same question, did we build enough for
17 growth? No, I'm just joking, because --

18 DR. MATTHEWS: Hopefully, we are both still here.
19 That's how I'll answer that question.

20 CHAIRMAN HOOD: I don't know. I don't know. Okay. So
21 we're building enough for growth, and let me ask the architect
22 again. The cement panels, I noticed they are darker color, so I
23 don't expect for them to get -- and I know -- I know the University
24 has been up there, what, since the '70s? And I noticed a lot of
25 the buildings are starting to get dirty on the side, so I believe

1 maybe Vice President Dussan or whoever can answer this. Are
2 those panels, are they to the point where we can clean them, and
3 will they not be dirty in five years? That's kind of where I
4 am.

5 MR. DUSSAN: Thank you for your question, Chairman
6 Hood. We have received funds from the City for different
7 maintenance programs, so we will make sure that we'll maintain
8 our facades with all our buildings and in good condition.

9 CHAIRMAN HOOD: Okay. Okay. That's really all the
10 questions I have. I really want to get to the -- well, I'm going
11 to try to get to the public. I want the public to know that I'm
12 pushing. I really appreciate you, you all's responses. Let me
13 see if my colleagues have one more round. If not, we're going
14 to keep it going, because I want to get to the public.

15 Commissioner Imamura.

16 COMMISSIONER IMAMURA: Yeah. Thank you, Mr. Chairman.
17 I'd like to get to the public too, so I just have one real quick
18 comment. Thank you, sir.

19 CHAIRMAN HOOD: Sure.

20 COMMISSIONER IMAMURA: And I think it's similar to my
21 own budgetary question that you appreciated the other night, Mr.
22 Chairman. I hope you appreciate this one as well.

23 So clearly it's a question I think for Mr. Dussan, Mr.
24 T, Teixeira, and Dr. Eddington and, perhaps, Ms. Moldenhauer, as
25 well as Dr. Matthews.

1 So I think it's been clearly articulated tonight that,
2 perhaps, there needs to be a little more effort on the messaging
3 about on-campus housing and some of the concerns that how those
4 letters in opposition have stated and to Commissioner Stidham's
5 comment about sort of student outreach. So this is if Vice
6 Chairman Miller is putting out an ask, I'm going to put out an
7 ask too.

8 So if you would please consider, because we know
9 community outreach doesn't end once the project is approved or
10 if it is approved and completed, that community outreach still
11 continues. So Dr. Matthews and perhaps Mr. T, if you weigh in
12 on this as well, and Mr. Dussan.

13 Please consider perhaps extending through public
14 programming, perhaps tours of the building while under
15 construction. I think that might be a certain interest to the
16 Department of Architecture, as well as the College of Agriculture
17 and Sustainability and Environmental Sciences, as well as the
18 Arts and Sciences College as well. I think it's really important
19 to highlight the great work that Mr. Matthews and his team do,
20 as well as the service that they provide to the District and the
21 value that this project might bring to the university itself.

22 So I think that might be something that students won't
23 vocalize themselves, but I think that would be a nice extension
24 of your public outreach to perhaps involve students as well as
25 faculty from the various departments that are related to this

1 particular facility and especially through, I just want to
2 emphasize, I think Mr. T might appreciate this, at least, for
3 architecture students would very much appreciate the chance to
4 tour while under construction a lead gold of this world class
5 facility.

6 MR. DUSSAN: Absolutely. And from UDC, I can confirm
7 that we will consider it.

8 MR. TEIXIERA: Yes. And certainly, the Design team
9 will be supportive of that as well and can participate, you know,
10 to help share information about the design and construction
11 process to the students and so forth, assuming the University,
12 you know, can arrange these types of encounters that you're
13 suggesting.

14 COMMISSIONER IMAMURA: Of course.

15 MR. TEIXIERA: Yeah.

16 COMMISSIONER IMAMURA: All right. Mr. T and
17 Dr. Matthews certainly want to highlight your work and I hope
18 that you're also supportive of this.

19 DR. MATTHEWS: I think I've always planned to continue
20 meeting with the public to keep them updated about the project.

21 COMMISSIONER IMAMURA: Thank you very much. Thank you
22 all. And, Dr. Eddington, thank you very much for your time this
23 evening as well.

24 Mr. Chairman, that's all that I have.

25 CHAIRMAN HOOD: Okay. Thank you. And I'm sure -- I'll

1 just reiterate, I'm sure that the Garden Club -- I've heard their
2 exchange, I'm not going to revisit it -- I know that a lot of
3 the players who were here, Secretary Bassett and others, and I
4 know that our new president, I know we're going to continue having
5 that engagement. I think I heard somebody say continued
6 engagement, and I think I've heard somebody say continue
7 coordination.

8 One thing I know about this city, it's not like Houston
9 and some of the other areas I go to, that when you look up --
10 you wake up in the morning, it's already there.

11 One thing about this city years ago, especially under
12 Marion Berry and Mayor Williams, and now especially under our
13 current mayor is that -- Mayor Bowser -- that it's communications.
14 It's always listening to the public and if you go to some of you
15 all who -- you know, you go to these other cities, they don't do
16 that. You wake up and -- my daughter tells me all the time, when
17 she wakes up, it's there.

18 So I appreciate the engagement that we have, and I'm
19 sure even after this, whatever happens in this process, that
20 continuation of being able to collaborate with the community will
21 continue to happen.

22 So I'm ready to get to the community, because I do have
23 some questions -- a lot of questions for the community. So let's
24 see, Ms. Schellin, do we have anyone from ANC yet or --

25 MS. SCHELLIN: Yes. James Tanderic is --

1 CHAIRMAN HOOD: Mr. Tanderic.

2 MS. SCHELLIN: -- would be the one to ask questions.
3 Yes.

4 CHAIRMAN HOOD: Okay. Mr. Tanderic, do you have any
5 questions? Any cross?

6 MR. TANDARIC: Can you hear me?

7 CHAIRMAN HOOD: Yes, we can hear you.

8 MR. TANDARIC: I think that in terms of the questions,
9 you know, as we've spent in the past few couple of months working
10 with Dr. Lopez Matthews on questions. Should I give, like, my
11 testimony here? Is it the right time for it, or should I wait
12 until later on in the call?

13 CHAIRMAN HOOD: I'm going to call you and you're going
14 to have all the time you need. Right now, it's just to ask any
15 questions, like, of any clarity of something you may have. We
16 call it cross-examination, that anything anyone may have said
17 except for the Commissioners, but you can ask any questions that
18 you may have of anything that you've heard.

19 MR. TANDERIC: I think that, you know, someone else can
20 bring up my testimony as well, that some of, like, the main line
21 concerns that I've been hearing from the community have been
22 brought up for tonight, so stuff on like the Gardens, stuff on
23 student housing, stuff on community engagement as well. These
24 have been re-occurring concerns that we've been hearing from
25 constituents as well, via, that is from emails, via, from our ANC

1 public meetings.

2 So many of the concerns that you all will hear tonight,
3 we've been hearing about this for months and we've been trying
4 to address them in, like, different ways. The main way is we
5 hosted a special meeting based upon this issue earlier this month,
6 because we were getting tons of emails of, like, I don't get this
7 saying. You know, I oppose it for such and such reason, and,
8 you know, we want to have the public meet up with people from
9 D.C. Archives and UDC themselves to be like hey, like, let's have
10 the conversation about this, and because we knew that it was on
11 everybody's mind as well, but, yes, just, you know, I think
12 letting you know that we at the ANC have been hearing about this
13 for a while now, for this year and, you know, the concerns are
14 -- you know, there's a couple different -- other different
15 concerns as well, but, you know, I think to me, the biggest
16 concerns led by far was just lack of community engagement. Why
17 this compared to student housing, as well as where will the
18 gardens go?

19 CHAIRMAN HOOD: So Mr. Tanderic, do you have a question?
20 That was a long question if you had it. Do you have a question?
21 Because you got -- that's kind of some of the things that we're
22 going to ask when we get there, but do you have a question for
23 anybody?

24 MR. TANDERIC: As of right now, no.

25 CHAIRMAN HOOD: Okay. Well, stay tuned and hold that

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1 | thought because you went down some lines I'm sure my colleagues
2 | and I have some questions on.

3 | All right. So Ms. Schellin, let's go -- thank you, Mr.
4 | Tanderic and hold tight. Let me get my agenda back up here.

5 | All right. Let's go to reports -- other
6 | government -- I mean, other government reports, and now, because
7 | we've already spoken about DOEE. Who else do we have, Ms.
8 | Schellin? Do we have anyone here to testify from OAG or anybody?

9 | MS. SCHELLIN: No, sir. Just the Office of Planning
10 | and DDOT.

11 | CHAIRMAN HOOD: Okay. Well, let's go to DDOT and then
12 | we'll go to the Office of Planning in that order. I think it's
13 | Ms. Bridges and -- let's go with Ms. Bridges. I think it's
14 | Ms. Bridges.

15 | MS. SCHELLIN: Yes, and I believe Crystal Myers.

16 | CHAIRMAN HOOD: Crystal. Oh, yeah, Ms. Myers. I've
17 | seen Ms. Myers a couple of times yesterday on BZA. Monday. She
18 | must like the Zoning Commission now.

19 | MS. SCHELLIN: She always liked us.

20 | CHAIRMAN HOOD: Okay. Ms. Bridges, you may begin.

21 | MS. BRIDGES: Chairman Hood and members of the
22 | Commission, for the record, I'm Kelsey Bridges with the District
23 | Department of Transportation. DDOT's status is supportive of the
24 | Applicant's proposal.

25 | As you heard in the presentation, the Applicant has

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1 coordinated with DDOT on the transportation impacts and has come
2 to an agreement with the Applicant to apply the existing
3 Performance Monitoring Plan and Transportation Demand Management
4 Plan for the Campus Plan to Building 41, with the agreed existing
5 Performance Monitoring Plan, TDM Plan and bike parking included
6 in the final Zoning order, and continued coordination with DDOT
7 through the public space permitting, DDOT has no objection to the
8 approval of this application.

9 Thank you.

10 CHAIRMAN HOOD: Okay. Thank you, Ms. Bridges. Let's
11 see if we have any questions. Commissioner Imamura, any questions
12 of DDOT?

13 COMMISSIONER IMAMURA: Thank you, Ms. Bridges, for your
14 report.

15 CHAIRMAN HOOD: Okay. Commissioner Stidham, any
16 questions of DDOT?

17 COMMISSIONER STIDHAM: No, sir.

18 CHAIRMAN HOOD: And Vice Chairman Miller, any questions
19 of DDOT?

20 VICE CHAIRMAN MILLER: Thank you for your report.

21 CHAIRMAN HOOD: I'm sorry. Does the -- okay, the
22 Applicant. Does the Applicant, Ms. Moldenhauer, have any
23 questions of DDOT?

24 MS. MOLDENHAUER: No. Thank you for working with us,
25 and no other questions.

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1 CHAIRMAN HOOD: And Mr. Tanderic, any questions of
2 DDOT? Commissioner Tanderic. Are you the chairman? Vice
3 chairman. Vice chairman.

4 MR. TANDERIC: I am vice chairman. Yeah, I mean,
5 Commissioner's fine too. I do not, no.

6 CHAIRMAN HOOD: Okay. All right. Ms. Myers, good
7 evening. You may begin.

8 MS. MYERS: Good evening. Always a pleasure to be at
9 the Commission. OP recommends approval of Zoning Commission Case
10 2033(B). This is a further processing, special exception, and
11 Campus Plan amendment for the District Archives Building at the
12 University of District of Columbia's Van Ness campus.

13 It is requested by the Department of General Services
14 on behalf of the University of District of Columbia or UDC and
15 the Office of Public Records, or OPR.

16 The UDC Campus Plan identified Building 41, which is
17 the former Arts and Sciences and Library building, as a possible
18 location for a future District archive building. The plan
19 recommended consolidating the District Archives into Building 41,
20 but the Applicant determined that it is not feasible to re-use
21 Building 41 as an archive building, so they are proposing a Campus
22 Plan amendment to allow for the demolition of the building.

23 The Comprehensive Plan's Future Land Use Map identifies
24 the entire UDC Van Ness campus for a local public facilities use,
25 and the generalized policy map designates it for Institutional

1 use.

2 The District Archives Building would not be
3 inconsistent with these designations. When viewed through a
4 racial-equity lens, UDC is a historically black University, or
5 HBCU, and the only public University in the District of Columbia.
6 The school has a majority, minority student population, locating
7 the D.C. Archives Building at the UDC campus would help to make
8 the D.C. Archives program and research (indiscernible)-- and the
9 research opportunities accessible to more minority students in
10 the District.

11 According to the Applicant, UDC Van Ness is an under-
12 invested campus, so replacing an out-of-date building with a new
13 state-of-the-art, D.C. Archives Building would be a positive
14 improvement for the campus.

15 We note that the Greener Government Buildings Act will
16 be funded as of Fiscal Year '24, and so we encourage the Applicant
17 to address any applicable changes noted by the Department of
18 Energy and Environment, or DOE.

19 And for the community engagement, the Applicant has
20 discussed a series of meetings they have engaged in to inform the
21 public on the project, so I won't list them again.

22 When the OP report was filed, the only community
23 comments in the records were in support of the project. In the
24 last 24 to 48 hours, a number of filings from the community
25 members have been submitted to the record. Many of the concerns

1 expressed were just discussed, so I won't go away from those
2 again either.

3 So OP is in support of the project, because it complies
4 with the zoning standards for a Campus Plan amendment and the
5 further processing special exception, and because it is not
6 inconsistent with the comprehensive plan. And with that, I will
7 conclude the OP presentation. Thank you, and I'm available for
8 questions.

9 CHAIRMAN HOOD: Thank you, Ms. Myers.

10 As always, I just have fun with you, Ms. Myers, so I
11 hope you don't mind. I don't think you do, but I just have fun.

12 All right. Commissioner Imamura, any questions of
13 Ms. Myers?

14 COMMISSIONER IMAMURA: Confirmation that the Zoning
15 Commission is her favorite. I'm sure on Mondays and Thursdays
16 (indiscernible) so thank you, Ms. Myers, for your report.

17 CHAIRMAN HOOD: All right. Commissioner Stidham,
18 questions of the Office of Planning?

19 COMMISSIONER STIDHAM: No, thank you, but thank you for
20 your report.

21 CHAIRMAN HOOD: And, Vice Chairman Miller, any
22 questions of the Office of Planning?

23 VICE CHAIRMAN MILLER: Thank you, Ms. Myers, for your
24 report.

25 CHAIRMAN HOOD: Let's see. Ms. Moldenhauer, any

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1 questions of the Office of Planning?

2 MS. MOLDENHAUER: Just one. I believe, Ms. Myers,
3 already may have said this, but I'm just going to ask you again.

4 You noted that your report was prepared after some of
5 the opposition filings from the record. You've confirmed that
6 you have read those opposition filings?

7 MS. MYERS: Within like a day or two. So we did take
8 a quick look at it all, but our report was filed way before those
9 were in the record, but I am aware of them and we've been
10 discussing them at the hearing now.

11 MS. MOLDENHAUER: And so after reviewing those and
12 being aware of those, OP is still in support of the application?

13 MS. MYERS: Yes. And I'll also note that I was aware
14 of the Community Gardens issue about a month earlier. The
15 Applicant did update me on that at the time, and so our report
16 even notes it, that "I'm happy to hear about even more progress
17 has been made about that," but our conclusion was that the project
18 meets all the standards for the special exception, so we recommend
19 the support still.

20 MS. MOLDENHAUER: Thank you. No other questions. Thank
21 you for your time.

22 CHAIRMAN HOOD: Okay. And Vice Chair Tanderic. Did I
23 get that right that time? Vice Chair Tanderic.

24 MR. TANDERIC: Yes.

25 CHAIRMAN HOOD: Good. Okay. Any questions of the

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1 Office of Planning?

2 MR. TANDERIC: I do not. No.

3 CHAIRMAN HOOD: Okay. All right. Thank you, Vice
4 Chair Tanderic. I believe we can go to you now.

5 MR. TANDERIC: All right. Awesome. Good evening,
6 everyone and thank you for letting me be on the call. My name
7 is James Tanderic. I am the ANC Commissioner for 3-F-05. I'm
8 also the ANC commissioner for the UDC campus, including Building
9 41, and I am here in support for this case.

10 You know, when Dr. Matthews came onto the ANC call
11 earlier this year, to me it sounded like a really great idea. It
12 sounded like a way to really span the campus. It's an opportunity
13 for students and the engagement of faculty for staff and so, you
14 know, I was definitely geared for it completely. I think that
15 in the past few months, we were starting to get concerns in from
16 residents, from constituents, ranging from a number of issues
17 that everyone has been hearing from tonight and, you know, because
18 of that, we really wanted to make sure that we were able to hear
19 the community completely.

20 So again, we had a special meeting earlier this month,
21 and it had seven people that were on the call. It was like an
22 hour and-a-half special meeting. We had representatives from UDC
23 and from D.C. Archives that were there themselves, and they were
24 addressing many of the concerns and questions that are being
25 brought up in today's meeting as well. Some of the concerns

1 that, you know -- I mean, you know, I can understand it
2 completely, right.

3 I think student housing was something that, you know,
4 I think people in the community absolutely want it to be able to
5 happen but, you know, I think to me when I look at this building
6 being set up, to me, it just creates opportunity for the
7 community -- creates opportunity for the students, creates
8 opportunity for the faculty as well.

9 The ANC voted in support for this unanimously on our
10 Tuesday ANC public meeting, so I think for us as the ANC, you,
11 know, we just really want community engagement to be going, to
12 be thriving, to be able to work with UDC and the D.C. Archives,
13 which both parties have been more than willing to do so with us
14 this year, and, you know, I just feel like it's just going
15 to -- it's going to create opportunities and new places for our
16 students and our future to be able to go. So, thank you so much.

17 CHAIRMAN HOOD: Thank you, Vice Chair Tanderic. I
18 really appreciate your testimony and I appreciate all the work
19 that ANC -- your ANC does with 3-F, and all the work you do,
20 because I know you are frontline leaders and you -- the work that
21 you all do does not go unnoticed on this Commission, so I wanted
22 to thank you, and you can pass that back to your Commissioners
23 too.

24 So in the conversations that -- and I'm going to start
25 here. I only have one or two questions. In the conversations

1 that you've had with the community in those meetings, it was
2 basically talked about -- I guess they talked about the garden.
3 Did anybody show up who was very supportive of this? Well, I
4 know you all voted for it, so obviously somebody had -- somebody
5 in the audience had to be in support of it.

6 COMMISSIONER TANDERIC: Yeah. So I think that, you
7 know, just from, like, my perspective, many of the concerns when
8 we were starting to get the emails and conversations, they were
9 mainly from the gardens themselves. They were worried about,
10 like, the gardens were being ruined, being moved somewhere else
11 and when we were on the calls, we definitely got people that were
12 in support of this.

13 I think that when we had the special meeting earlier
14 this month, it was probably, like, I would say it was probably a
15 good half-and-half of people, people that were supportive, people
16 that were against it, people that had some questions. You know,
17 there was some kind of gray room in between, but there were people
18 that were in support of it for a variety of reasons.

19 But, yeah, I think that the general -- from what my
20 understanding, the concerns were really beginning with garden
21 issues and then had spread some more issues about like, "well,
22 why can't this building be for student housing?" As well as,
23 "okay, well, why wasn't I aware of this?"

24 I think those have been some of the more foreign
25 concerns that have been happening in the past -- I would say the

1 past, like, month or so.

2 CHAIRMAN HOOD: Okay. And I want to encourage, as I
3 mentioned earlier for the ANC and the community to continue to
4 work with the University, the University continue to work with
5 the ANC, and I think we will continue to forward -- what I
6 call -- I've always called it, over the years, the Good Neighbor
7 policy, and I think if we all had the Good Neighbor policy, all
8 sides, then I think we'd come up with a better outcome. We might
9 not always agree, but we come out with a much better outcome.

10 So let me see if my colleagues have any questions or
11 comments. Let me go with Commissioner Stidham this time. Any
12 questions or comments?

13 COMMISSIONER STIDHAM: No. No, thank you.

14 CHAIRMAN HOOD: Okay. Commissioner Imamura, any
15 questions or comments?

16 COMMISSIONER IMAMURA: (Indiscernible.)

17 CHAIRMAN HOOD: Vice Chair Miller, any questions or
18 comments?

19 VICE CHAIRMAN MILLER: Thank you, Vice Chair Tanderic
20 for ANC-3-F's testimony for all of your work in the community.
21 Thank you for submitting the ANC report. I think we got it in
22 today's record. Just to re-confirm that it was a unanimous vote
23 in support. Was it 5-0? Is that what that --

24 COMMISSIONER TANDERIC: Yes. So, five were in support
25 and zero were against.

1 VICE CHAIRMAN MILLER: Okay. Thank you very much.

2 CHAIRMAN HOOD: All right. Ms. Moldenhauer, do you
3 have any questions of Vice Chair Tanderic?

4 MS. MOLDENHAUER: Yes, Commissioner. I think just
5 maybe two questions about the okay.

6 When we presented it to the ANC in April, you know,
7 would you agree that it was a mostly positive meeting except for
8 questions about the gardens?

9 COMMISSIONER TANDERIC: I would say, generally, yeah.
10 Like, I think that when it was presented to us in April, like,
11 we were excited for us, like, "oh, kind of a cool thing," as
12 well, and I think that when it was sort of found out organically
13 that the gardens were going to be moved or disrupted, I think
14 that's where like the concerns were starting to come in as well,
15 and, yeah, I remember, you know, many emails from the beginning
16 and all of us were, you know, people I remember from the UDC
17 Garden Club.

18 You know, my daughter and my son is part of the Garden
19 Club. You know, I, myself, go to the gardens for personal
20 reasons, right. Those are the main concerns that were happening
21 probably since, like, April/May kind of time, and then I think
22 since then it's been more about student housing, along with like
23 the lack of just students being aware of that, of what's
24 happening.

25 MS. MOLDENHAUER: The University, the students are off

1 in the summer, right? So we had our public meeting in April,
2 and then the students are off in the summer and then we came
3 back, and we presented again and there was some more
4 communication. You did have a special public meeting and you
5 held that when?

6 COMMISSIONER TANDERIC: It was on -- it was on September
7 6th, and just for context, so we at the ANC, we chose not to have
8 a meeting in August, public meeting, because it's a quiet season.
9 Things are calming down, but we knew that in August things were
10 heating up from all of the questions we were getting, so we wanted
11 to have some type of meeting, a special meeting just for this
12 topic itself, and so that special meeting that we had early on
13 the 6th, and then us at the ANC voted unanimously for it on during
14 a public meeting just this past Tuesday.

15 MS. MOLDENHAUER: Thank you. That addresses my
16 questions.

17 CHAIRMAN HOOD: Thank you, Vice Chair. We appreciate
18 you taking the time and continue to do the great work that you
19 all do. Thank you very much.

20 VICE CHAIR TANDARIC: Thank you. Appreciate everyone.

21 CHAIRMAN HOOD: Okay. All right. Ms. Schellen, do we
22 have anyone who's here in support?

23 MS. SCHELLIN: There's a list.

24 CHAIRMAN HOOD: In support, are you going to call them,
25 support and then opposition?

1 MS. SCHELLIN: Yes.

2 CHAIRMAN HOOD: Okay.

3 MS. SCHELLIN: Oh, yes. Support first. Yes.

4 CHAIRMAN HOOD: And then undeclared.

5 MS. SCHELLIN: How many would you like called first?

6 CHAIRMAN HOOD: Do we have any undeclared? That's all
7 right. I'll wait. Okay. I'll wait.

8 MS. SCHELLIN: Yes, we do have undeclared also.

9 CHAIRMAN HOOD: Let's bring them in everyone. I'll ask
10 everyone to be conscientious of the person behind you, so whatever
11 time limit that you have, I would ask you to stick to it. Thank
12 you.

13 MS. SCHELLIN: Okay. And I apologize ahead of time for
14 any mispronunciation of names. Christopher Anglim. Let's see.
15 Let me move down to Corey Shaw, Jr.

16 MR. YOUNG: I don't see either of those names.

17 MS. SCHELLIN: Okay. Amanda Huron.

18 MR. YOUNG: Don't see her either.

19 MS. SCHELLIN: I believe Mr. Aganga-Williams was part
20 of the presentation. Is that correct, Meredith?

21 MS. MOLDENHAUER: (Indiscernible.)

22 MS. SCHELLIN: Okay. David Weinberg. Neil Flanagan.

23 MR. WEINBERG: Hey, this is David Weinberg. I'm here.

24 MS. SCHELLIN: Neil Flanagan. Ronald Williams. Trudy
25 Peterson.

1 MR. WEINBERG: Hello, this is David Weinberg. I am
2 here.

3 CHAIRMAN HOOD: Okay. Just hold tight. We're calling
4 the people that --

5 MR. WEINBERG: Okay, great. Thank you very much.

6 CHAIRMAN HOOD: Thank you.

7 MS. SCHELLIN: Do we have enough for a panel yet?

8 CHAIRMAN HOOD: What, you had -- yeah, let's do four.
9 You want to do four?

10 MR. YOUNG: I only got three.

11 MS. SCHELLIN: Okay.

12 CHAIRMAN HOOD: Okay. Let's do three. Let's do three,
13 so I can see everybody, or we can see everyone.

14 MS. SCHELLIN: Okay.

15 CHAIRMAN HOOD: My screen is --

16 MS. SCHELLIN: You got it now?

17 CHAIRMAN HOOD: Yeah, three. Let's do three at a time.
18 Well, four at a time after this.

19 MS. SCHELLIN: Okay.

20 CHAIRMAN HOOD: Okay. Mr. Weinberg, you may begin.
21 Mr. Weinberg. Okay. Maybe I should have let him go while he
22 was unmuted.

23 MR. WEINBERG: Hello. Yes, I'm here. I'm sorry.

24 CHAIRMAN HOOD: There you go. Okay.

25 MR. WEINBERG: This is David Weinberg.

1 CHAIRMAN HOOD: All right. You may begin.

2 MR. WEINBERG: Okay. I apologize. I'm doing this from
3 the Metro station, from Van Ness Metro. So good evening,
4 everybody. My name is David Weinberg, and I am a resident of
5 Ward 3 where I live across Connecticut Avenue from the UDC campus.

6 I was a senior manager at the National Archives and
7 Records Administration and before retiring in 2020, had
8 previously served as a Deputy Records Commissioner for the City
9 of Philadelphia's Department of Records.

10 I was at first mixed in my opinion on this topic, but
11 have come around to viewing the D.C. Archives on the UDC campus
12 as a win/win for the community, UDC's students, faculty and staff,
13 the D.C. Archives, the citizens of the District of Columbia, and
14 those who wish to access the historical records of our government.
15 Here's why. Former UDC President Ronald Mason, Jr. stated in a
16 recent ANC-3F meeting that Building 41 is in disrepair and is not
17 cost-effective to renovate the building, and Building 41 is
18 surplus space that doesn't meet the current and future needs of
19 UDC, and it has been under-utilized since 2018.

20 Let's assume those statements are true. Then it makes
21 sense to re-purpose the space for other uses.

22 The D.C. Archives, in my view, is a perfect complement
23 to the campus. Placing government archives on university
24 campuses is a well-established practice. The Gerald R. Ford
25 Library at the University of Michigan, the George W. Bush Library

1 at Southern Methodist University are but two examples. It's good
2 for the hosting university and it's good for the archival
3 repository.

4 The D.C. Archives could act as a magnet to attract
5 researchers and visitors to the UDC campus. This would build
6 upon years long work now finally underway to expand retail options
7 along Connecticut Avenue and to increase utilization of live
8 performances at the UDC Theater of the Arts.

9 For the new dining and shopping establishments on
10 Connecticut Avenue to survive and thrive, they need increased
11 foot traffic. The D.C. Archives could be a key component of a
12 renewed Van Ness community.

13 I love the community gardens in and around Building 41,
14 the result of very hard work by community volunteers. I
15 understand the gardens may be opposed, but rather than oppose the
16 D.C. Archives outright, I would encourage the community to press
17 for reconstructive plans that include ample space on campus for
18 continued gardening. Preserving our city's records in an
19 adequate facility for City operational purposes is vital for the
20 full-functioning city. That is why I support placing the D.C.
21 Archives on the UDC campus. Thank you very much.

22 CHAIRMAN HOOD: Thank you, Mr. Weinberg. If you could
23 hold for a moment, we're going to get right back to you if we
24 have any questions. I know you're on the Metro.

25 Who was next, Ms. Schellin? Ms. Schellin, I'm going

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1 to need you to help me keep who was next?

2 MS. SCHELLIN: Amanda Huron.

3 CHAIRMAN HOOD: Okay. Thank you.

4 MS. HURON: Good to see you. My name is Amanda Huron.
5 I'm an associate professor at UDC in the College of Arts and
6 Sciences, and I'm in my 12th year here at UDC. I'm a D.C. native
7 and one of my areas of expertise is D.C. history.

8 I'm testifying in support of the proposal to bring the
9 D.C. archives to UDC's campus and in support of the plan to
10 replace Building 41 with a new building, specifically, for the
11 archives.

12 So the thing I want to talk mostly about is that the
13 D.C. Archives would be an amazing resource for our students. One
14 of the classes I teach at UDC is D.C. history. In this class, I
15 take students on trips to different archives around town so they
16 can do hands-on research.

17 Students tell me these archival visits are invaluable
18 to their learning and how powerful it would be if our students
19 had direct access right on campus to the rich materials
20 documenting the history of this city.

21 Dr. Matthews, I think has an incredible vision for how
22 the archives can be integrated into student academic life on
23 campus. I've spoken to him about this, about setting up
24 internships for our students and creating other on-campus
25 opportunities.

1 I'm also part of UDC's Political Science Program and
2 we, for example, offer a class in D.C. politics. The archives
3 would be a great resource for our political science students who
4 are interested in researching the history of this city's politics
5 and, you know, we also have a PhD program in Urban Leadership
6 and Entrepreneurship, and many of those doctoral students focus
7 on D.C. questions, so this archive would be of great use to them.

8 Having the D.C. archives on our campus would make our
9 campus a central site in the study of D.C. history, policy,
10 planning and politics. We are the only public university in
11 D.C., and we have a specific mission to serve the City. Having
12 the D.C. Archives on our campus would help us do that.

13 I also want to point out that I'm specifically in
14 support of demolishing Building 41 and replacing it with a new
15 building designed to house the Archives. I worked and taught
16 inside Building 41 full-time for seven years and it was a bad
17 building. It's got a unique kind of interesting look if you're
18 a fan of brutalist architecture, which I actually am, but it's
19 not functional to be inside trying to work and learn.

20 I'm delighted by the plans for the new proposed
21 building. I'm especially happy that the plans include space for
22 our own UDC University archives and our incredible jazz archives.

23 And finally, I want to attest to the University's
24 outreach around its campus master planning efforts, which
25 included the discussion, bringing the D.C. Archives to campus.

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1 So beginning on February 11th, 2020, I went back and
2 checked my email on this. The University began sending out
3 messages to all staff, faculty, and students encouraging us to
4 respond to surveys and attend meetings in order to get our input
5 into the campus' master plan.

6 If we weren't paying attention to that in the Year of
7 2020, we might have missed it. Now, I will be frank, I didn't
8 pay attention at the time. This felt like some abstract things
9 far in the future, I didn't have bandwidth for in 2020, so I
10 missed it at the time, but that's on me, and if you weren't yet
11 a student in 2020, if you've joined us since then, you would have
12 missed it altogether. I can see how that might be frustrating,
13 but I can attest to the fact that there was an intentional
14 planning process on the part of the University, and our entire
15 campus community was highly encouraged to participate.

16 Again, I'm in strong support of bringing the D.C.
17 Archives to UDC's campus, because of all the opportunities it can
18 open up to our students, and I'm in favor of replacing Building
19 41 in order to do so. Thank you.

20 CHAIRMAN HOOD: Thank you. Let's go to Neil Flanagan.

21 MR. FLANAGAN: Thank you, Chairman Hood and all the
22 Members of the Zoning Commission.

23 Unfortunately, I was not able to submit my testimony
24 before time, because I'm preparing to present at the Association
25 for the Society of African-American Life and History on Saturday,

1 | so I would appreciate if you can keep the Zoning record open so
2 | my testimony which is very extensive and technical can be
3 | submitted. Thank you.

4 | My name is Neil Flanagan. I have ten years of
5 | experience in architecture, and I'm a historian in the District
6 | of Columbia, and I grew up on Brandywine Street in ANC-3F.

7 | I specifically want to highlight my experience in
8 | adaptive reuse and lifecycle carbon analysis, which I can explain
9 | in my attached resume. I am testifying to strongly support the
10 | proposed amendment to the UDC's 2020 Campus Plan and support with
11 | qualifications, further processing of a proposed modern facility
12 | for the D.C. Archives on that site, and I will frame my testimony
13 | in the sense that as something you will hear a lot is that as
14 | all buildings have become more efficient to operate, the energy
15 | and carbon emissions involved in constructing them has become a
16 | greater importance to understanding its sustainability.

17 | First and foremost, trying to reuse buildings. So I
18 | think it is actually good that there is a reflex to preserve
19 | Building 41, but it is not appropriate in this case at all, and
20 | it can be seen when I -- as I do in my testimony, when I analyze
21 | it through the carbon-reduction framework in PAS 2080, which is
22 | the most accepted international standard for reducing carbon
23 | emissions in the built environment.

24 | The framework asks designers to take the following
25 |

1 steps: First, consider whether you can build nothing, then
2 whether you can build less, and whether you can build clever, and
3 whether you can build efficiently.

4 I will not -- for the interest of time, I will
5 abbreviate most of this material, but what I want to emphasize
6 is that the project has exhausted Steps 1 and 2, and could improve
7 in Step 3 and 4 is sort of a question about construction.

8 For the D.C. Archives, the option of building nothing
9 is not acceptable at all. It is the largest, most comprehensive
10 historical resource of the people who have called the District
11 home, and particularly a valuable resource for black history.
12 This option is unacceptable. I have done extensive research in
13 the D.C. history -- D.C. Archives, particularly on the Reno
14 Committee, which is actually displaced from this neighborhood.
15 The collection is currently housed in multiple inadequate and
16 insecure buildings and inefficient buildings. A new building
17 address could inhibit the ability of D.C. residents to understand
18 their past and shape their future.

19 However, the question is where -- what kind of building
20 should be built, and can adaptive reuse be done?

21 And in my testimony, I explain how my technical and
22 professional experience indicates that it is -- there's an -- and
23 as the co-location studies indicate there is no way to adapt, for
24 structural reasons, to adapt the frame of Building 41, and in
25 particular, there is nothing about Building 41 that could be

1 saved under any scenario other than the frame, and further that
2 by building on the parking garage as Mr. Teixeira has said with
3 a hard X, there is no way -- there is a major savings by not
4 constructing the foundations of the garage well beyond this. And
5 so, however, I do believe that they could improve energy
6 efficiency -- the energy efficiency in particular the compliance
7 of the Greener Governments Buildings Act.

8 But in general, this is a 100 million dollar investment
9 in the University of the District of Columbia and will breathe
10 life. It will bring life to the UDC's (indiscernible) advantage
11 program, and it could enrich the education of every student who
12 passes through. How do I know? Because it happened to me. I'm
13 able to sit before and talk about the cutting edge of sustainable
14 design and the value of archives, because I have undergraduate
15 and professional experiences where archives were on campus and
16 in my education. Thank you.

17 CHAIRMAN HOOD: Thank you. Trudy Peterson.

18 MS. PETERSON: Can you hear me?

19 CHAIRMAN HOOD: Yes. We can hear you now. Yes.

20 MS. PETERSON: I'm sorry, but I'm -- I am in a vehicle,
21 so I will make this quite brief. I am here in support of the
22 demolition of Building 41 and the construction of an archives
23 building on that site. I'm a certified archivist. I am a former
24 Acting Archivist of the United States, and I chair the Archives
25 Advisory Group of the Council of the District of Columbia.

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1 Though I want to be clear I am here acting as myself,
2 not as a representative of that group. Archives are fundamental
3 to government.

4 One thing that an archives on the UDC campus will do,
5 is it will bring more of the citizens of the City to the campus
6 because we have a federal government and the records that are
7 often most important to citizens, births, deaths, marriages,
8 wills, land hold things are those at a local level and those are
9 the kinds that will be in the D.C. Archives on the campus and it
10 will bring people from across the City to the campus where they
11 may see it for the first time and understand what the University
12 can do for us all.

13 It's important, I think, as you think about an archives
14 building, which is a very special kind of construction, that it's
15 rather like a Russian doll. You've got to get the external
16 structure right, then you have to get the interior spaces correct
17 because each kind of record that you store in them, whether it's
18 paper or audio, visual, or electronic, needs its own climate and
19 the humidity controls to preserve those materials, and then
20 within those spaces, you have to make sure that you have the
21 right storage conditions and the right containers for all that
22 material.

23 So building an archives building, you think about it
24 like the Russian doll, and you understand that at every level,
25 it's got to be right and that's the kind of thing that a rebuild

1 of the current existing Building 41 won't do for us. It really
2 does need to be a new construction.

3 I, like my colleague Neil Flanagan, support the
4 building to the Greener Government Building Act, and I also
5 believe very strongly that this will have enormous benefits for
6 UDC and its students.

7 The practice of putting archives on university campuses
8 is, as your previous guests have said, "are well-established and
9 are beneficial to everyone."

10 So archives are also good neighbors. I want to point
11 out that there are benefits to the neighborhood. Archive
12 buildings can be used as meeting spaces. Spaces can be rented
13 to hold events or to have community meetings, and so they are
14 good neighbors. They are dark at night, so you don't have light
15 pollution coming from them and it is a real benefit to a
16 neighborhood.

17 So because it helps the City as a whole, it helps the
18 University itself, it helps the neighborhood, and I am very much
19 in support of the demolition of Building 41 and the construction
20 in its place of a purpose-built archives building for this capital
21 city. Thank you very much.

22 CHAIRMAN HOOD: Thank you very much to this complete
23 panel. We appreciate your testimony. Let me just say,
24 Mr. Flanagan, I will ask that we -- I'm going to ask Ms. Schellin
25 to let me know -- we're going to leave it open for five days. I

1 know that you have an event that you're doing, I think on Saturday
2 you mentioned. Good luck with that.

3 MR. FLANAGAN: (Indiscernible.)

4 CHAIRMAN HOOD: Excuse me. I appreciate all the
5 comments that were given. Very educational. Mr. -- I can't
6 think of the first gentleman's name. Mr. David Weinberg.
7 Weinberg. I appreciate your comments, Ms. Peterson. All of you
8 all and the other young lady who taught at the school. So thank
9 you all for your testimony, Ms. Huron. Thanks everybody. So
10 let me see if my colleagues have any questions.

11 Commissioner Imamura.

12 COMMISSIONER IMAMURA: And I just want to thank all
13 four of you for not only just participating, because I say that
14 frequently for those who testify, but thank you for bringing your
15 expertise and experience tonight and for participating in the
16 public process. I really appreciate it.

17 Certainly, it speaks volumes for Mr. Flanagan and for
18 your experience. Mr. Weinberg for yours, and Ms. Peterson for
19 yours who has a Wiki page of her own and first woman to hold the
20 position as archivist of the United States. Certainly, that
21 ought to be noted, and, Dr. Huron, I certainly don't want to fall
22 short here, and appreciate your testimony as well, and the fact
23 that you too, like, concrete sheet. So thank you, Mr. Chairman.

24 CHAIRMAN HOOD: Thank you. Commissioner Stidham, any
25 questions or comments?

1 COMMISSIONER STIDHAM: No, I don't. Just thank you.
2 Thank you for taking time out of your day to speak with us.
3 Really appreciate it.

4 CHAIRMAN HOOD: Okay. And Vice Chair Miller.

5 VICE CHAIRMAN MILLER: I would echo Commissioner
6 Imamura's praise of the expertise and personal interaction with
7 the University that you provided and the special effort that
8 those who are in transit, whether by automobile or Metro, managed
9 to get onto our public hearing process and I appreciate that, and
10 those who are at their home or office. We appreciate you, your
11 efforts, your hanging in there. Thank you.

12 CHAIRMAN HOOD: Ms. Moldenhauer, any questions or
13 comments?

14 MS. MOLDENHAUER: No questions, Mr. Chairman.

15 CHAIRMAN HOOD: Any cross? Any cross for you? Any
16 cross? I'm sorry.

17 MS. MOLDENHAUER: No cross-examination on behalf of the
18 Applicant. We thank all the panelists for their support.

19 CHAIRMAN HOOD: Okay. And, Ms. Schellin, did Vice
20 Chair Tandaric, did he leave?

21 MS. SCHELLIN: He was up, but he might have left.
22 Mr. Young, do you see --

23 MR. YOUNG: I don't see him anymore.

24 MS. SCHELLIN: Yeah, I think he may have gotten off.

25 CHAIRMAN HOOD: Okay. All right. (Indiscernible).

1 Okay. So let's bring up the next panel. Thank you all very
2 much. We appreciate it. Remember, September the 26th will
3 be --

4 MS. SCHELLIN: Mr. Flanagan.

5 CHAIRMAN HOOD: Mr. Flanagan, September the 26th.

6 MS. SCHELLIN: Right. Okay. Actually, I think there's
7 just four more in support and we'll finish with that group.

8 So next we have Kimberly Bender. I did see her.
9 Caroline Petti, and I believe, Mr. Young, she only put her first
10 name, so you may only see Caroline. I don't think she put her
11 last name.

12 So if you're looking and you see just Caroline, that's
13 probably her. Teri Huet. And I have Bill Rite, R-I-T-E, but I
14 see there is a Bill Rice listed three times --

15 CHAIRMAN HOOD: It's probably, Bill Rice.

16 MS. SCHELLIN -- as an attendee, so that's probably the
17 right person.

18 CHAIRMAN HOOD: I wonder if that's the Honorable Bill
19 Rice. But anyway, let me -- well, all Bill Rices are. Let me
20 ask this question: Can everybody see the clock okay, because I
21 couldn't see. Okay. So I can see it now. I'm going to ask
22 everybody please pay attention to the clock.

23 All right. So Ms. Schellin who's first?

24 MS. SCHELLIN: I'm sorry. That would be --

25 CHAIRMAN HOOD: Ms. Bender?

1 MS. SCHELLIN: Kimberly Bender.

2 CHAIRMAN HOOD: Ms. Bender. Okay. Ms. Bender, you go
3 right ahead.

4 MS. BENDER: Okay. Thank you. I would also just like
5 to note that I'm speaking on behalf of a group, an organization,
6 so I don't know if that allows me a little more time, but
7 hopefully I'll be under three minutes.

8 CHAIRMAN HOOD: She gets five minutes. She gets five
9 minutes. Okay.

10 MS. SCHELLIN: Which group so we make sure that no one
11 else is testifying for that group.

12 MS. BENDER: No one else is. It's the D.C. Archives
13 Advocates.

14 MS. SCHELLIN: Okay. Great. Thank you.

15 MS. BENDER: Thank you. Thank you all for the
16 opportunity to testify today. My name's Kim Bender and I live
17 in Ward 6, and I'm the founding Executive Director of the High
18 Rick House Museum in Dupont Circle, which I've led for 13 years.

19 I'm also a practicing land use and nonprofit attorney
20 and have been studying and writing about D.C. history for a
21 decade.

22 I'm here today representing the D.C. Archives
23 Advocates, a three-year old advocacy group made up of archive
24 users, archivists, and interested residents who want to ensure
25 that the documentary heritage of the District of Columbia is

1 safe, secure, and accessible.

2 Today we would like to express our wholehearted support
3 for the new D.C. Archives Building at the University of the
4 District of Columbia and urge you to approve the proposed Campus
5 Plan amendment and further processing of the 2020 Campus Plan.

6 The D.C. Archives is the largest and most comprehensive
7 collection of D.C. history. Stories from people of all races,
8 classes, and genders and from all eight wards are waiting to be
9 uncovered at the D.C. Archives. When pieced together, the mundane
10 but universal paperwork filed in City agencies like marriage
11 licenses, pothole complaints, and Commissioner reports tell vivid
12 stories about the District and its citizens. When a historian
13 or family genealogist wants to reconstruct the lives of ordinary
14 citizens and fact-check the story -- the stories that newsmakers
15 tell us, they turn to these documents. The documents cared for
16 by the D.C. Archives can be used to shape public policy and
17 improve the lives of D.C. citizens.

18 Currently, these holdings are scattered around the City
19 as many people have testified, with key collections located in a
20 converted stable in Naylor Court in Shaw. Thirty years of
21 barebone funding has left that building degraded and nearly
22 unusable.

23 A plan to build a purpose-built, state-of-the-art D.C.
24 Archives Building has been stalled in the early stages of planning
25 for almost that same amount of time until now.

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1 Over the last three years, the project has finally
2 proceeded to an excellent resolution. The hiring of Lopez
3 Matthews, who is the District's first state archivist, a full
4 capital budget commitment and ongoing design process occurred
5 under an extraordinary consensus of City officials, and immense
6 support from local ANCs, historians, archivists, and regular
7 citizens.

8 In fact, there has been so much interest in building
9 the new archives building that at least two council members
10 included building a new archives at UDC specifically in their
11 platforms during the 2022 election. When our group canvassed
12 ANCs citywide to gather support and spread awareness in 2019 and
13 2020, 12 unanimously adopted a resolution in support of this
14 project on UDC campus, including, ANC-3F.

15 Our group letter in support of the project was also
16 signed by supporters that included -- that includes the Executive
17 Directors of the D.C. History Center, me, the High Rick House
18 Museum, the National Building Museum, Dumbarton House, Lincoln's
19 Cottage, Tudor Place and Humanities D.C., as well as hundreds of
20 citizens, including, many archivists and librarians, and I've
21 also filed this in written form, and I included all of those ANC
22 resolutions and the signed testimony from hundreds of people that
23 we collected.

24 The current movement forward of the project builds on
25 a commitment announced in September -- on September 27th, 2018,

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1 to build the new landmark institution on UDC campus. UDC is an
2 excellent location to locate the new facility. The school, the
3 students, and the archives stand to benefit from the potential
4 cooperation between the two institutions.

5 An archival collection is a key asset for the
6 University to do original research. Many state archives are
7 located on or near their flagship institutions. Specifically,
8 the archives would allow UDC to increase course offerings and
9 degree programs in history and library sciences and offer new
10 internships and work-study programs, as we've also heard
11 Dr. Matthews testify. The high level of energy efficiency in the
12 new building may offer an opportunity for CAUSES' students
13 studying Building Design and Operations. The location of the
14 Jazz Archives and the Institute for Politics, Policy and History,
15 which will be co-located inside the proposed building, provides
16 even more immediate benefits.

17 Given its long planning history, wide public support,
18 and new drive from City leadership to act now, it is important
19 that we keep the forward momentum and allow this project to start
20 construction.

21 Please vote to support the proposed amendment. Thank
22 you. Happy to answer any questions.

23 CHAIRMAN HOOD: Okay. Thank you. Stand by. We may
24 have some questions for you.

25 Caroline Petti.

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1 MS. PETTI: Can you hear me?

2 CHAIRMAN HOOD: Yes, we can.

3 MS. PETTI: Okay. Thank you and good evening, and
4 thank you for this opportunity to testify this evening. I'm a
5 former member of the Council's Archives Advisory Group, but I'm
6 testifying today as an individual.

7 Please count me as a strong supporter of the new D.C.
8 Archives Building. Others have spoken eloquently at today's
9 hearing about the value of a new archives for preserving and
10 celebrating the District's rich history. I'd like to devote my
11 testimony to the opportunity the new building affords for
12 showcasing the District's commitment to environmental leadership.
13 We should not let the opportunity go by. Not a day passes that
14 we aren't reminded of the environmental catastrophe threatening
15 our planet and our city. The case for government leadership
16 could not be more compelling. At this stage in the Archives
17 design and development process, the steps DGS plans to ensure
18 robust environmental performance should be clearer, but to a
19 large extent they remain a mystery.

20 What little we do know of DGS's plan for sustainability
21 suggests that tepid is the right word to describe them, and DGS's
22 pushback on complying with the Greener Government Amendment Act
23 of 2022 is troubling to say the least.

24 On July 6th, the National Capital Planning Commission
25 provided a number of comments on the Archives concept plans.

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1 Many of them were devoted to improving the environmental
2 sustainability of the project.

3 The Zoning Commission can weigh in here too and it
4 should. In reviewing the Campus Plan applications like the one
5 before you today, the Zoning Commission must consider the
6 policies of the District elements of the comprehensive plan.
7 A review of Chapter 6 points in particular to a variety of
8 policies and actions, which could and should be applied to the
9 various phases of the archives.

10 DGS has never fully articulated its plans for
11 addressing environmental sustainability in anything but a cursory
12 way. In the submission before the Commission tonight, there's
13 only one sentence devoted to the subject. Like NCPC, the Zoning
14 Commission has the authority to challenge DGS to be more ambitious
15 in its plans for incorporating sustainability and more
16 transparent. I urge you to exercise that authority.

17 I suggest as a first step, the Zoning Commission should
18 request more specific information about DGS's sustainability
19 plans for each phase of the archives project, demolition of
20 Building 41, design, construction, and operation. From there,
21 the full scope of planned actions will become clearer, and it
22 will become clearer whether DGS will deliver a building that
23 meets the promise of Mayor Bowser's and UDC's sustainability
24 commitments. Thank you.

25 And I stand ready to answer any questions.

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1 CHAIRMAN HOOD: Thank you. Hold tight. We may have
2 some questions. Let me see who I have here next. Teri Huet and
3 then Bill Rice after Teri Huet.

4 COMMISSIONER HUET: Good evening, Commission.

5 CHAIRMAN HOOD: Good evening.

6 COMMISSIONER HUET: Thank you so much for the
7 opportunity. Sorry, Commissioner Hood. Thank you.

8 Commissioner Hood, before I go forward, just to give
9 you an update, I actually live about three blocks from UDC, and
10 I go past the football field. So there is active ongoing
11 extensive construction going on with a new football field at UDC.

12 CHAIRMAN HOOD: Oh, okay.

13 COMMISSIONER HUET: Just to a comment that you made
14 earlier.

15 CHAIRMAN HOOD: All right. Thank you.

16 COMMISSIONER HUET: You're welcome. I am -- my name
17 is Teri Huet. I'm Commissioner 3-F(02). I am a D.C. native. My
18 mother attended D.C. Teachers College, one of the iterations
19 of -- prior to UDC being UDC, but part of the Miner school system,
20 and my son also attended UDC for four years relatively recently
21 and now has degrees in computer science and astrophysics, or
22 physics and astrophysics and quantum computer, but I will also
23 add that I was an employee at UDC from 2010 to 2016. There are
24 several campuses throughout the City, southeast, northeast, and
25 here in northwest.

1 So the D.C. Archives represents a composite of who and
2 what UDC represents historically in our present-day and the
3 future forward. As I thought about what to say today, I had to
4 take a step back and ask myself what is the purpose of UDC?

5 Uplifting students, seeing the best, and ensuring
6 students have bridges to cross in meeting their academic and
7 professional goals. That is what UDC is. Academia is not about
8 limitations. It's about personal growth and an opportunity to
9 fulfill dreams.

10 As the saying goes "if you can dream it, you can be
11 it," and I can't stress how much UDC represents. If it wasn't
12 for Matilda Miner born in 1815, an iconic figure in the fight to
13 educate African American women and a woman who was so determined
14 to ensure that people at that time period -- it was illegal to
15 educate them.

16 Frederick Douglass expressed the dangers she would
17 encounter, the hardships she would have to endure what seemed to
18 me at the time certain failure of an enterprise after all she
19 might do and suffer to make it successful.

20 Well, he was right. She faced bigotry. She faced
21 threats of death. How dare she consider educating the students
22 moving forward. Here we are present-day. We are the living
23 legacy of Matilda Miner's passion, determination, and her dream.

24 The idea that the D.C. Archives can be on this campus,
25 bringing people of all faiths, all ethnicities, all ideas

1 together, this is her dream fulfilled and the idea that the D.C.
2 Archives can be here, it allows for a cross-culturalization of
3 academics.

4 And I think I've exhausted my time, so thank you so
5 much for this opportunity. I will only say that the D.C. Archives
6 can only grow this university. It's the only way we can grow.
7 It allows the opportunity for a master's in library information
8 science.

9 So there are only two programs in the City and that's
10 University of Maryland and Catholic University, and UDC needs to
11 be part of that. UDC is vital with the academics and the archival
12 system when they look at how much it costs for a student to attend
13 university, and I thank you so much for this opportunity as --

14 CHAIRMAN HOOD: Okay. Thank you. Hold tight. We may
15 have some questions. Bill Rice.

16 MR. RICE: (Indiscernible.)

17 CHAIRMAN HOOD: Yes, we can hear you now.

18 MR. RICE: Okay. Good evening. I am Bill Rice, a Ward
19 3 resident, and a longtime advocate for historic preservation of
20 D.C. government and other materials related to D.C. history and
21 life, and particularly supporting the current Archives project,
22 to build an Archives project at UDC. I will be very short.

23 I just want to say, first of all, I support,
24 particularly, Ms. Huet's very moving testimony about the role
25 that the Archives can play in the community at UDC, and in

1 particular to bring academic excellence to the University.

2 Secondly, I want to point out that there will be a
3 semi-quincentennial, if I pronounced it correctly, anniversary
4 of our country in 2026. There are efforts across the states led
5 by a national commission, I believe, for every state to celebrate
6 this anniversary and it seems to me that that would just be a
7 very fitting opening or continuation, or whatever you want to
8 call it, to have our new D.C. Archives be the center of this
9 celebration.

10 And lastly, as somebody who has importuned many
11 officials and private citizens, I urge you, Chairman Hood, you
12 Commissioner, the others on the Commission, to consider giving
13 your papers to the D.C. Archives as part of D.C. history,
14 particularly you, Chairman Hood, who's been on the Commission for
15 so long. I'm sure there's a rich history that would really
16 contribute to our understanding of land use and planning in our
17 city. Thank you.

18 CHAIRMAN HOOD: Thank you all for your comments. We
19 really appreciate you sticking with us. Let me see if we have
20 any questions or comments.

21 Commissioner Imamura.

22 COMMISSIONER IMAMURA: Thank you, Mr. Chairman. I just
23 want to thank the four panelists here. I appreciate your
24 testimony and adhering to the time limits as well. Clearly, you
25 all are passionate about this project and really value the time

1 that you're carving out tonight. I also want to highlight, Ms.
2 Caroline. Thank you.

3 As a former archivist speaking on design and
4 sustainability, that certainly resonates with me and you're
5 right, I hear you, and I think we can always push and do more,
6 so thank you very much for your comments and for highlighting
7 those issues. So that's all that I have. Thank you,
8 Mr. Chairman.

9 CHAIRMAN HOOD: Thank you. Commissioner Stidham.

10 COMMISSIONER STIDHAM: Thank you for your time this
11 evening and your very passionate support for the project. I
12 don't have any questions.

13 CHAIRMAN HOOD: And Vice Chairman Miller.

14 VICE CHAIRMAN MILLER: Thank you, Mr. Chairman, and
15 thank each of the panelists for your very thoughtful comments.
16 It was very enlightening, and I appreciate the experience that
17 you brought to making those comments. Thank you.

18 CHAIRMAN HOOD: I too want to thank you, Ms. Petti. I
19 will tell the Applicant that we do want to push more on the
20 sustainability issues. I would agree with Ms. Petti. I want to
21 align myself with my colleagues on what Ms. Petti mentioned and
22 we can talk about that.

23 Ms. Huet, I appreciate you bringing up Miner Teachers
24 College. That's very important. I know years ago that's where
25 my mother got some of her education even though she went to

1 Alabama State as well, but it was good to know that that school
2 was there, and I really appreciate it, and I would agree with
3 Mr. Rice about how you -- how passionate and appreciative we were
4 with your testimony. That too should go in the archives so.

5 And, Mr. Rice, I appreciate you mentioning that. I do
6 have -- had a lot of experience, and I've learned a lot and seen
7 a lot of changes in 25 years of sitting in this spot, of being
8 on this Commission, and then, again, Ms. Bender, thank you as
9 well for your presentation and also for your submission. I think
10 it attributes to the record that we have, so, thank you very
11 much.

12 Ms. Moldenhauer, do you have any questions of anybody
13 on this panel?

14 MS. MOLDENHAUER: No. Thank you.

15 CHAIRMAN HOOD: Thank you all very much. We appreciate
16 your testimony and your comments.

17 MR. RICE: Thank you.

18 CHAIRMAN HOOD: Ms. Schellin, do you have any -- we
19 have any more support, or are we ready to go to the opposition?

20 MS. SCHELLIN: Point. that was the end of the
21 proponents.

22 CHAIRMAN HOOD: All right.

23 MS. SCHELLIN: Okay. So you still want to just call
24 four at a time, because we have more opponents.

25 CHAIRMAN HOOD: Let's do five at a time. If we can

1 get them. I just want to be able to see them, so let's --

2 MS. SCHELLIN: Okay.

3 CHAIRMAN HOOD: Okay. Let's try to do -- let's do five
4 at a time.

5 MS. SCHELLIN: Okay. Keshini Ladduwahetty. I know I
6 messed that one up. Dnisa Oocumma, Michael Jacobson, Daphne
7 Humphrey, and Gina Neilly. And Gina Neilly will get five minutes.

8 CHAIRMAN HOOD: Okay. Let's begin. I think the first
9 name was Ms. Oocumma.

10 MS. SCHELLIN: Ladduwahetty. Looks like it's Kesh.

11 CHAIRMAN HOOD: Who? Laddu.

12 MS. SCHELLIN: Yes.

13 MS. LADDUWAHETTY: Hello.

14 CHAIRMAN HOOD: Oh, Kesh. Okay. Hello, Chairman Hood.

15 CHAIRMAN HOOD: Yes.

16 MS. LADDUWAHETTY: I would like to give my spot to
17 Daphne Humphrey, who's a UDC student, who needs to catch a bus
18 in five minutes. Would you please recognize her before me?

19 CHAIRMAN HOOD: Okay. Ms. Humphrey, go right ahead so
20 you can catch your bus in five minutes.

21 MS. HUMPHREY: Okay. Thank you, sir. Thank you,
22 Mr. Hood. My name is Daphne Humphrey. I'm a junior computer
23 science major at the University of the District of Columbia. I
24 oppose the demolition of Building 41 on our campus. I would
25 love to have this building for student housing. There's no

1 housing located on our campus. If there was, I would love to
2 have it and I know that enrollment and stuff will grow because
3 more students would like to come if we had housing on campus.
4 Students will not have to worry about driving, parking, or Metro
5 problems, such as delays at the last minute or single tracking.

6 When Metro has these problems, we are late for class.
7 We get points deducted and can even lose a letter grade after
8 many tardiness that are beyond our control. Like many other
9 students at UDC, it has been hard for me to find adequate
10 affording student housing. If there were houses on campus, it
11 would make it easier for us to be able to be at school.

12 I believe that the size of Building 41, the old Arts
13 and Science library, will accommodate many things, such as a
14 library, academic space, housing, and a daycare. This building
15 will be a suitable place for any student function or activity.
16 I spent a lot of time in a small library that was created after
17 Building 41 was empty several years ago. Library space there
18 needs to be expanded, not reduced.

19 I learned what is going on with Building 41 through the
20 UDC Garden Club. I have been a member working in the gardens
21 around Building 41 for almost five years. It was surprising to
22 hear about the plans for Building 41 from other members of the
23 Garden Club and not through any communication for my UDC.edu
24 emails or website. I became a UDC student in 2020, and I do not
25 recall receiving any information about the proposed demolition

1 of Building 41, which I have only learned this past full two
2 months ago.

3 I would like you to put this application on hold until
4 the students can voice their opinion and concerns about this
5 matter. It seems to me that a lot of this has happened with no
6 input from the students at all. It makes me think that we have
7 no say in any of these matters or also just like being innocent
8 by standards. Thank you.

9 CHAIRMAN HOOD: Thank you very much. I'm not sure who
10 was next. Maybe it was Ms. Oocumma?

11 MS. OOCUMMA: Yes. Hello, everybody. All right. Hi
12 everyone. My name is Dnisa Oocumma. I'm a resident of ANC-3F
13 and a student at UDC. I'm studying urban sustainability and I
14 have been since 2020. I've completed research with the school,
15 and I am IRB certified.

16 I am also the UDC Fresh Produce Manager, which includes
17 our mission, which is to combat student food insecurity by
18 providing fresh produce from the UDC food hubs throughout the
19 school. The majority of which surrounds Building 41 in the
20 community.

21 We also received donations from other non-profits in
22 the community. We rescue prepared meals that would otherwise be
23 thrown away. So we are definitely looking. I think that the
24 -- losing these gardens would tremendously impact our ability to
25 combat food insecurity and provide fresh produce for students,

1 which over 100 people rely on, and I also want to say that I'm
2 thankful for all the opportunities that UDC has provided for me.
3 However, I am deeply concerned with the community engagement
4 regarding this project and the transparency in general of
5 partnerships with local D.C. Government and UDC.

6 I heard about this proposal this summer from the Forest
7 Hills blog post; however, I have never received any information
8 from UDC regarding their new intentions for this building. After
9 further research, there's also no mention of this proposal in the
10 UDC newsletter, The Forward.

11 While the archive is hosting -- was hosting public
12 meetings, how would the UDC community know if this project was
13 being developed if they were not engaged?

14 There was no community outreach meeting, specifically,
15 towards the UDC community until the University Task Force
16 convened after a two-year hiatus, which is against the wishes of
17 the Zoning Commission, which requires them to meet quarterly.

18 At this meeting, the former president stated, "This is
19 a done deal." So we were basically told there was nothing the
20 UDCC community could do to share their opinions about the plan
21 for a building on our campus that is a plan to be demolished and
22 rebuilt as a government-operated building.

23 Additionally, I am concerned with the MOA that was
24 signed in 2018 between the University and the Office of the
25 Secretary of the District of Columbia that specifically commits

1 to the availability of Building 41 to the D.C. Archives, along
2 with the consideration of demolition.

3 I would like to point out that this MOA was never
4 publicized, and we received this MOA after further research and
5 trying to figure out how this project was, you know, so how this
6 project came to be without anyone knowing.

7 We received this from Avis Russell, who is the General
8 Counsel for UDC, but they had never publicized this MOA, and to
9 put my point forward, just four months later, the UDC Board of
10 Trustees allocated \$38 million dollars to complete -- to the
11 complete renovation of Building 41. That's the same year it was
12 closed and that's the same year that this MOA was signed that
13 commits to the availability of Building 41 and the D.C. Archives
14 or Building 41 to the D.C. Archives, along with demolition.

15 I'm confused as to, first of all, where this money
16 went, because there have been no renovations to our -- to this
17 building. Why has there been no renovations to this building?
18 Why is the building still closed if there was \$38 million dollars
19 allocated to the Board of Trustees to improve the conditions, and
20 like they said, "have a complete renovation of Building 41?"

21 CHAIRMAN HOOD: Thank you. Give us -- give us your
22 closing comment, please. Thank you.

23 MS. OOCUMMA: Okay. My closing comment is when I heard
24 about this proposal, I began to ask peers if they were aware?
25 No one had any idea of this proposal. I then decided, as my

1 researcher self, to create a survey to gather students' opinions
2 about this building. The results were extremely telling.

3 When I asked them of the three options proposed in the
4 2020 campus plan, which one do they support, overwhelmingly, 61
5 percent of students want student housing, and the archives aren't
6 even a second option that they want. 34 percent want this to be
7 -- the office space to be rehabilitated for academic use. Less
8 than 5 percent of students wanted the -- preferred the D.C.
9 Archives.

10 Another question that I want to bring up that I included
11 in the survey, "Are you concerned about demolition in general?"
12 Seventy-five percent of students of the 44 people that responded
13 said that they have concerns about this demolition. And
14 additionally, I wanted to highlight the people who had an overt
15 need for on-campus housing.

16 CHAIRMAN HOOD: Is that your closing thought?

17 MS. OOCUMMA: Yes. Yes, sir.

18 CHAIRMAN: Okay.

19 MS. OOCUMMA: If I could finish really quick --

20 CHAIRMAN HOOD: Okay. Go ahead.

21 MS. OOCUMMA: -- I have, like, three more sentences.
22 Thirty-six percent of students said that they have a need for on-
23 campus housing. That is a third of the people that filled out
24 this survey. Students don't want Building 41 demolished.
25 Students don't want archives on their campus. Students want

1 | their basic needs addressed and this University has yet to do
2 | that and excluded them from option or excluded them from deals
3 | and partnerships with other -- with the D.C. Government. They
4 | either -- they need student housing in a more academic space.

5 | I urge the Zoning Commission to deny this amendment to
6 | the Campus Plan until further meaningful engagement occurs with
7 | the UDC specific stakeholders. Thank you.

8 | CHAIRMAN HOOD: Okay. Thank you. Don't go anywhere.
9 | We have some questions. Ms. Ladduwahetty, you have any? Your
10 | testimony -- we'll take your testimony, please.

11 | MS. LADDUWAHETTY: Chairman Hood, my name is Kesh
12 | Ladduwahetty, and I am testifying in opposition. I have lived
13 | in ANC-3F since 1989. I'm a volunteer gardener on the UDC Van
14 | Ness campus, and I urge you to reject this application on the
15 | grounds that the Applicant has not been transparent with the
16 | Zoning Commission.

17 | Approval of this application would reward their lack
18 | of transparency. As the following evidence shows, the Applicant
19 | planned to demolish Building 41 long before they filed this
20 | application, and they failed to disclose these plans when they
21 | presented UDC's 2020 campus plan to the Zoning Commission.

22 | In July -- I'm sorry. July 2018, UDC President Mason
23 | signed an MOA with the Office of the Secretary of the District
24 | of Columbia in support of a possible sighting of the new archives
25 | that called for performing test fit studies for three scenarios,

1 one of which was demolition of Building 41.

2 In December 2018, OPR and DGS published a Co-location
3 Feasibility Study that listed several UDC administration
4 officials as partners and consultants. The report studied five
5 scenarios for the D.C. Archives project and recommended Scenario
6 5 where Building 41 would be demolished.

7 In July 2019, the D.C. Council passed the Fiscal Year
8 '20 capital budget, which included \$73 million for a standalone
9 purpose-built new facility for the D.C. Archives.

10 The project, our address is 4200 Connecticut Avenue,
11 NW, but no mention of UDC. The above evidence shows that when
12 the Zoning Commission reviewed the 2020 UDC Campus Plan, the
13 demolition of Building 41 was already planned and funded. The
14 fact that these plans were not shared with the Zoning Commission
15 shows an intentional effort to withhold information.
16 Responsibility for this intentional withholding of information
17 falls on both the UDC administration and DGS since they planned
18 the project together.

19 And, in fact, the same law firm was involved with both
20 the 2020 Campus Plan and the Archives project. Zoning regulations
21 specify that the intent of regulating campus facilities is to
22 provide consistency and transparency to the campus planning
23 process.

24 The UDC administration and DGS have failed to respect
25 this core purpose of the zoning regulations. If you approve this

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1 application, you would condone a brazen effort for the last five
2 years to withhold from the public plans that have significant
3 consequences for the UDC community. I appeal to you to reject
4 this application. The project should be put on hold until
5 meaningful community engagement is done and information about the
6 consequences of the project is shared with the public. Thank
7 you.

8 CHAIRMAN HOOD: Thank you. Let me see. Ms. Schellin,
9 did you send me who was next? I don't see it on here. All right.
10 Let me go with Mr. Jacobson?

11 MS. SCHELLIN: Mr. Jacobson, yes.

12 CHAIRMAN HOOD: Mr. Jacobson, okay. Thank you.
13 Mr. Jacobson.

14 MR. JACOBSON: Thank you. Thank you very much. My
15 name is Michael Jacobson. I'm a long time D.C. resident living
16 on Yuma Street, just the other side of the campus, and the former
17 president of a nonprofit organization based in the District.

18 I urge the Commission to reject the application to
19 demolish Building 41 and construct a new building for D.C.'s
20 archives.

21 In a nutshell, the replacement to Building 41 is
22 unnecessary, is environmentally harmful compared to alternatives,
23 was developed with little input from students and neighbors, is
24 overly expensive, would be noisy and disrupt traffic and would
25 provide little benefit to UDC students and faculty.

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1 My views are based on several concerns. First, the
2 public has had little opportunity to provide input. Giving the
3 community ample notice of a major project such as this and hearing
4 their views is a cornerstone of participatory democracy.

5 As underscored by Teresa Vargas' column in The Post
6 today and the previous two speakers, the project has been
7 progressing with little involvement of students and neighbors.

8 I didn't receive any letters, emails, flyers, notices
9 at the Farmers Market or in Giant Foods over the years. If only
10 on those grounds, the project should be delayed until it is more
11 widely discussed.

12 Second, the Department of Energy and Environment
13 opposes the demolition and construction of the new building. It
14 said that the proposed project would have a far greater
15 environmental impact in terms of energy use and air pollution
16 than renovating the current building especially in an era of
17 global warming and digitization. It doesn't make sense to build
18 a whole new building devoted to storing the District's paper
19 archives. It should be a lot cheaper to digitize most of the
20 records, making them more accessible to the public, than to
21 construct a new building to store the physical items.

22 If space for storage is still needed, there are plenty
23 of storage facilities or land for a new building in an industrial
24 area of the City or perhaps in the nearby Intelsat Building.

25 Precious land on the UDC campus could be put to far

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1 more valuable uses, such as housing or classrooms.

2 I recommend that the Zoning Commission not rely on the
3 University, which would love to have a glossy new building, or
4 the architect for an independent review. A third party should
5 be commissioned to conduct a review of the cost and benefits of
6 the whole project, especially compared to using it for other
7 purposes -- using the land or building for other purposes.

8 Finally, my personal concern is that the construction
9 work would result in a great deal of disruption and inconvenience
10 due to noise and traffic congestion. Disruption of traffic on
11 Van Ness Street would likely mean more traffic on Yuma Street,
12 my street, for the year or two of work.

13 In conclusion, I urge the Zoning Commission to reject
14 the application before it. Thank you again.

15 CHAIRMAN HOOD: Thank you. Ms. Neilly.

16 MS. MOLDENHAUER: Chairman Hood, could I just make a
17 quick objection? I'm trying to be respectful of everybody, but
18 I want to make sure that we're -- I object to issues that are
19 not germane to the Zoning Commission regarding potentially
20 discussions of budgetary financing. That is not something that
21 the Zoning Commission has the authority over or issues of
22 construction. I just would make that general comment to make
23 sure things go smoothly tonight.

24 CHAIRMAN HOOD: Okay. Thank you. So noted, but how
25 people use their three minutes, whether it's relevant or not,

1 | this Commission will -- we know what to accept and what we can't
2 | accept. So thank you, and that's actually a good point.

3 | Let's make sure we stay to the zoning issues, because
4 | we have certain jurisdictions. We can't just -- we don't do it
5 | all. We just do zoning so. All right. Ms. Neilly.

6 | MS. NEILLY: Hey. So we are -- I stand with --

7 | MS. SCHELLIN: I'm sorry. Ms. Neilly gets five minutes.

8 | MS. NEILLY: Anyway, I don't know where I stopped at,
9 | but that's okay.

10 | CHAIRMAN HOOD: Before you start off, Ms. Neilly --
11 | hold on, Ms. Neilly. If you can start off --

12 | MS. NEILLY: I mean, I'm just -- I'm kind of a
13 | transplant to D.C., and I, you know, I've been with the Garden
14 | Club.

15 | CHAIRMAN HOOD: If you can start off by introducing
16 | yourself even though I call your name --

17 | MS. NEILLY: Oh, I'm sorry.

18 | CHAIRMAN HOOD: -- then you have five minutes.

19 | MS. NEILLY: I'm Gina Neilly, and I've been with the
20 | Garden Club. I'm a student at UDC but, like, I didn't even know
21 | anything about this until, like, maybe, like a couple of months
22 | ago, and so I guess that's what's kind of upsetting about this,
23 | but I guess it's been in the plans for a long time.

24 | But I think this is going to cause like a lot of, like,
25 | environmental damage to the area and to the school. I mean,

1 that's what we're really, like, concerned about and then, plus,
2 I mean, student housing wasn't involved in the plan and things
3 that students can use as far as what they want and what they've
4 asked for wasn't included in the plan.

5 I mean, that kind of bothers me and is upsetting, I
6 think, you know, to a lot of people that are on this campus. So,
7 I mean, that's where I -- you know, what bothers me the most.
8 Then, plus, the gardens are going to be totally disrupted and,
9 you know, we're going to be -- you know, I just think it's -- I
10 think other things should be considered, you know, with this
11 whole plan that you guys have going on, basically. I mean, that's
12 basically what my testimony is.

13 CHAIRMAN HOOD: Okay. Thank you very much. Ms.
14 Schellin, do we have anybody else on this panel?

15 MS. SCHELLIN: Yes, sir.

16 CHAIRMAN HOOD: Okay. Vice Chair Miller, do you have
17 any questions of anybody on this panel?

18 VICE CHAIRMAN MILLER: Thank the panelists for their
19 comments and participation tonight.

20 CHAIRMAN HOOD: Commissioner Stidham, do you have any
21 questions of anybody on this panel?

22 VICE CHAIRMAN MILLER: No, but thank you very much for
23 your time.

24 CHAIRMAN HOOD: And Commissioner Imamura, you have any
25 questions of anybody on this panel?

1 COMMISSIONER IMAMURA: No questions. Thank you,
2 Mr. Chairman. Thank you to the panelists. I do have a comment,
3 though, on Mr. Jacobson's testimony.

4 You know, I would add that I think there's an agreement
5 here, Mr. Jacobson, that the record could be supplemented with
6 some additional information that Vice Chairman Miller has already
7 requested as well, to complete a more -- to fulfill a more
8 complete record here about the feasibility studies, facility
9 condition assessments, and such. Otherwise, we probably would
10 not have arrived at this stage already.

11 So I'm quite certain and I personally have a high level
12 of confidence that D.C., as well as UDC, have already gone through
13 sort of the mechanics of all this to arrive at this stage.

14 So thank you for your testimony, and I agree that we
15 should do better to provide a more complete record, and I think
16 it's more powerful. So thank you for your speech. Thank you,
17 very much, Mr. Chairman.

18 CHAIRMAN HOOD: Thank you. And I'll just go ahead and
19 ask Mr. Jacobson, and then I am going to ask one of the students.
20 Mr. Jacobson, do you attend your ANC meeting?

21 MR. JACOBSON: I did on Tuesday. There was one on
22 Tuesday. I don't attend every meeting, I have to admit.

23 CHAIRMAN HOOD: Okay. Do you ever notice any placards?
24 I'm not sure what color they are now. Orange or green. You ever
25 notice any placards? And here's one thing I never ask people.

1 I never asked -- you look to at the register, because most people
2 don't, but do you ever see any placards when you walk in the
3 neighborhood or driving by?

4 MR. JACOBSON: What kind of placards?

5 CHAIRMAN HOOD: It's a placard which gives you a notice
6 that something is getting ready to go on. It gives you notice.

7 MR. JACOBSON: No.

8 VICE CHAIRMAN MILLER: The notice of this public
9 hearing.

10 MR. JACOBSON: No.

11 CHAIRMAN HOOD: Okay. Did you get anything in the --
12 are you within, like, 200 feet?

13 MR. JACOBSON: 200 feet? No. I'm probably about 400
14 feet.

15 CHAIRMAN HOOD: Oh, okay. Okay. All right. I was
16 just trying to figure out other ways that you can get notice,
17 but I think it's very important that all of us, including myself,
18 stay in tune with our ANCs, and because that's where anybody's
19 that's going to do something, that's where they go.

20 Let me go to one of the students. Let me go to Ms.
21 Oocumma. I think it's Nisha Oocumma. Dnisa. Dnisa Oocumma,
22 Oocumma, are you available?

23 MS. OOCUMMA: Yes. I'm sorry. Go ahead with your
24 question.

25 CHAIRMAN HOOD: Okay. No problem. Now, how did

1 | you -- how did you say you heard about this? When did you hear
2 | about it and how?

3 | MS. OOCUMMA: Yeah, I heard about it in July from the
4 | Forest Hills blog. I was sent the Forest Hills blog post, so
5 | there was no official notice from UDC, or any government agency
6 | provided to me.

7 | CHAIRMAN HOOD: And --

8 | MS. OOCUMMA: It was publicly -- it was through a
9 | community disbursement.

10 | CHAIRMAN HOOD: Okay. And how did you come up with
11 | your data? How did you -- how did you come up with all your
12 | stats?

13 | MS. OOCUMMA: Yeah. So the survey that I was discussing
14 | regarding the 44 students that filled it out, all was conducted
15 | within Sept -- this month. I really just sat on the plaza, and
16 | I asked people, you know, are you aware of the proposal for the
17 | building that we're sitting right next to. And they were not,
18 | and so I suggested to them to, you know, fill out this survey
19 | that I created, which specifically targets concerns with
20 | demolition, also needs for student housing and of the three
21 | options proposed in the 2020 Campus Plan, which do they think
22 | most addresses their needs or wants? So it is a direct reflection
23 | of students that I engage with.

24 | CHAIRMAN HOOD: Okay.

25 | MS. OOCUMMA: What they -- how they feel that this

1 building should be utilized.

2 CHAIRMAN HOOD: So I will tell you that I am very
3 impressed with your testimony and your data.

4 Now, one of the things that I don't want to see go away
5 is your data. While this, I don't know what may happen here,
6 but I think you bring up some valid points. I think you want to
7 reach out to the Trustees, especially the Trustees and the
8 leadership at UDC. We have new leadership, a new president, and
9 you reach out to them, because I think this is very important.

10 While it may not happen here or somewhere else or who
11 knows what's going to go on here, I think it's the students that
12 we need to hear from, because I think it's very important, and I
13 know this from my grandkids. I know things have changed too.
14 It's not like it was when a lot of us were in school.

15 So it is -- it's incumbent upon people like you and
16 another student who had to catch the bus to make sure you stay
17 involved, because people like me have been out of school for a
18 while and it's important for us to hear and listen to you.

19 So I would encourage you, regardless of what happens
20 here, take this graph and, you know, when I was in school, we
21 didn't do graphs like -- but I would encourage you to take this
22 and you all continue to work on what you would like to see at
23 UDC. So I'll leave it at that, and I just want to encourage you
24 to keep doing what you're doing and I think your testimony here
25 tonight should be shared with others, the Trustees and the new

1 president, and the vice president, and leadership of University
2 of District of Columbia because at some point in time, I think
3 it could go a lot further than just in front of us and even at
4 the Archives, or if not an archives -- I'll just leave it at
5 that.

6 Any other questions, anyone?

7 MS. OOCUMMA: Thank you, sir. I appreciate the
8 recognition.

9 CHAIRMAN HOOD: Okay. Thank you.

10 All right. And thank you everyone on this panel. We
11 appreciate your testimony. Ms. Moldenhauer, do you have any
12 questions for anyone, or did I already ask?

13 MS. MOLDENHAUER: I didn't have any questions? I did
14 want to ask Ms. Oocumma, you indicated that you proposed three
15 options to people in the plaza, but are you aware that the final
16 campus plan only proposed two options, which were academic space
17 or the D.C. Archives?

18 CHAIRMAN HOOD: Dnisa Oocumma, did you hear the
19 question? She may be in route or travelling. Dnisa Oocumma.

20 MS. MOLDENHAUER: Mr. Chairman, I'm making the point
21 that she asked three options. One, which was housing, which is
22 not actually a final option in the Campus Master Plan.

23 MS. LADDUWAHETTY: Chairperson Hood, could I add some
24 information (indiscernible) --

25 CHAIRMAN HOOD: Ms. Ladduwahetty, her question --

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1 MS. LADDUWAHETTY: -- until Dnisa comes on?

2 CHAIRMAN HOOD: Ms. Ladduwahetty, that was a question
3 for Ms. Dnisa Oocumma.

4 MS. LADDUWAHETTY: I can't hear anything.

5 MS. MOLDENHAUER: No other questions, Commissioner. We
6 can move on.

7 CHAIRMAN HOOD: Okay. All right. And if Dnisa Oocumma
8 comes back, then we will -- if she's able to get back in touch
9 with our staff, then we will bring her back up. Any other
10 questions, anybody?

11 Okay. Thank you all very much. We appreciate your
12 testimony.

13 MS. SCHELLIN: The next panel we have Mary Beth Tinker,
14 Marilyn Slatnick, Karen Breslin.

15 Mr. Young, I did not see Travis Henderson. If you want
16 to check and see if just by chance, he has come on.

17 MR. YOUNG: I do not see him.

18 MS. SCHELLIN: I did not see Matthias. Last name is
19 P-A-U-S-T-I-A-N.

20 MR. YOUNG: No.

21 MS. SCHELLIN: Okay. LaQuan Lewis.

22 MR. YOUNG: No.

23 MS. SCHELLIN: And I did not see Autry Smalls.

24 MR. YOUNG: I do see Autry Smalls.

25 MS. SCHELLIN: Okay. So that will be five.

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1 CHAIRMAN HOOD: Okay. Thank you. I'm going to kind
2 of start calling names as I see them. I think Ms. Tinger was
3 first. Mary Beth Tinger.

4 MS. TINGER: Can you hear me?

5 CHAIRMAN HOOD: Yes, we can hear you.

6 MS. TINGER: Yes, hello. I would like to switch my
7 place with Sabina O'Hara who is a past dean of the College of
8 Agriculture, who is out of the country right now, and it's about
9 2:00 a.m. her time, and I'd like to put her in my place and switch
10 with her, please?

11 CHAIRMAN HOOD: Okay. Is she here? Let's put her on
12 right quick.

13 MS. SCHELLIN: She's in the undeclared section.

14 MS. O'HARA: Okay. Sabina, are you there?

15 CHAIRMAN HOOD: Let's just put her on, Ms. Schellin.

16 MS. SCHELLIN: Yes, okay.

17 CHAIRMAN HOOD: Ms. O'Hara.

18 MS. TINGER: Sabina, can you hear me? Sabina.

19 CHAIRMAN HOOD: Yes, she's on.

20 MS. TINGER: Can you hear me. Sabina.

21 CHAIRMAN HOOD: Yeah. Go right ahead.

22 MS. O'HARA: All right. Thank you, Mary Beth. Mr.
23 Chairman, is it my turn to testify?

24 CHAIRMAN HOOD: It's your turn. We're waiting on you.

25 MS. O'HARA: Thank you, Mr. Chairman and members of the

1 Commission. I am honored to testify on this Commission hearing.
2 My name is Sabina O'Hara. I'm a resident of Ward 3, and I also
3 work in the District of Columbia, namely, at UDC where I am
4 currently a professor in the College of Agriculture, Urban,
5 Sustainability and Environmental Sciences, known as CAUSES, and
6 I'm the former founding Dean of CAUSES.

7 My formal training and education is as an ecological
8 economist and agricultural economist with over 40 years of
9 experience in assessing social and environmental impacts of urban
10 and regional development.

11 Given the information currently available, I do not
12 necessarily oppose the location of the archives on the UDC campus,
13 but I do oppose the demolition of Building 41, the thoughtful
14 design of the proposed new building notwithstanding.

15 My concerns relate primarily to two issues; namely, the
16 impact of the demolition of Building 41 and the role of public
17 participation in this demolition proposal.

18 First, the impact of the demolition of a building the
19 size of Building 41 is profound. It will create a significant
20 amount of particulate air pollution and construction waste, which
21 is one of the most difficult waste streams to manage. Yet beyond
22 these so-called direct impacts of the demolition, there is also
23 the indirect impact of wasted materials that are embedded in the
24 construction debris.

25 All building materials also include substantial amounts

1 of water, energy, sand, and so forth that went into building the
2 building in the first place and these materials are now considered
3 embodied in the building materials themselves, and they add to
4 the waste created in the demolition process and when these
5 indirect materials are not counted, then the impact of the
6 demolition of a building tends to be significantly
7 underestimated.

8 This is why our colleagues from DOE who commented on
9 the proposed demolition cautioned that the overall impact of the
10 demolition should properly be assessed through a lifecycle
11 analysis that accounts for both direct and indirect impacts
12 associated with the demolition.

13 This is also why we typically conclude that in most
14 cases, the demolition of an existing building into construction
15 of a new one has significantly greater environmental impacts than
16 the reuse of an existing building, even if that means that the
17 existing building has to be gutted and even a new lead certified
18 building can typically not compensate for the negative impact
19 associated with demolition of an existing building.

20 Now, the proposed demolition and new construction of
21 Building 41 does not, therefore, contribute to D.C.'s climate
22 mitigation goals or to the carbon neutrality goals of the
23 District. On a campus that has made a name for itself as the
24 nation's only urban land grant university that is known for its
25 substantial expertise in sustainable development and urban

1 agriculture, one would expect an exemplary 21st century re-use
2 strategy and not a 20th century tear down and reconstruct
3 strategy.

4 Secondly, scholarship on the role of public
5 participation is quite clear on the fact that public
6 participation improves outcome. The academic literature is
7 specifically clear about the benefits of engaging diverse
8 communities of stakeholders in dialogue about goals,
9 outcomes --

10 CHAIRMAN HOOD: Ms. O'Hara.

11 MS. O'HARA: -- and implementation strategies. Yes.

12 CHAIRMAN HOOD: Ms. O'Hara. Ms. O'Hara.

13 MS. O'HARA: Yes.

14 CHAIRMAN HOOD: I know it's 2:00 o'clock where you are,
15 but your time has been up. Could you give us your closing
16 thought, please.

17 MS. O'HARA: My closing thought is, Mr. Chairman, you
18 eluded earlier on how proud you are, and I am, of being a resident
19 in the District of Columbia, which prides itself in listening to
20 its residents and having an active participation strategy.

21 I think in this case, we could have done a lot better
22 in getting input earlier in the design process and in the
23 dialogue, rather than presenting a finished designed product. I
24 did pay attention to the master planning process of my campus.

25 In fact, I was still Dean of CAUSES in 2018. The

1 options put before us were re-use as student housing, re-use for
2 academic space, and re-use for the archives. Nowhere was the
3 demolition of the building ever mentioned. Thank you.

4 CHAIRMAN HOOD: Thank you, Ms. O'Hara. We appreciate
5 you joining us at the time you are where you are. If you can
6 hold just for a few more minutes, we'll let you go.

7 MS. O'HARA: Be happy to. Thank you.

8 CHAIRMAN HOOD: There may be some questions, okay?
9 Autry Smalls.

10 MR. SMALLS: I'm Autry Smalls. I am a student at UDC,
11 Senior Environmental Urban Sustainability major. I am president
12 of a public health club and I think the (indiscernible) the -- I
13 think the archives is a really cool -- it's a really cool idea.
14 It's a really cool -- like, it's really well-planned. Like, it's
15 an awesome thing, but I think there are needs. Like, there are
16 greater needs for the campus, like, the housing, the school space.
17 I think there's so many things that, like, are needed and not
18 like this need thing. This is a really cool thing, but like I
19 don't -- and it -- I think it'll have all the cool ramifications.
20 I just think there's other things that we need to have on campus
21 than all, like, deconstructing a building, that's going to be
22 loud and noisy, and now you got interruptions in class, because
23 I don't even know, and, like, what does deconstructing -- like,
24 take it apart piece-by-piece? That's what they said at the ANC
25 meeting, they were taking it apart piece by piece, and that sounds

1 -- that sounds like a lot, but I just think there are other things
2 that the space could be used for and, yeah, that was -- that's
3 really about -- I also think -- I think the (indiscernible) is
4 really cool. I just think there's better uses, or maybe not
5 better uses, but more urgent needs for the space than what's
6 provided. That is -- and then, yeah, that's it. Thank you guys
7 for listening.

8 CHAIRMAN HOOD: Okay. Don't go nowhere, Mr. Smalls,
9 and I thank you for being right to the point. That means a whole
10 lot to me and I'm sure my colleagues. So, hold tight. Let me
11 see who I can call next.

12 Do we have Karen Breslin? Karen Breslin. Am I
13 pronouncing that right, Ms. Schellin? Yeah, there she go.

14 MS. BRESLIN: Okay. Hi.

15 CHAIRMAN HOOD: Okay.

16 MS. BRESLIN: Hi, Commissioner Hood.

17 CHAIRMAN HOOD: Yes.

18 MS. BRESLIN: Thank you so much. Good evening,
19 Commissioner Hood and Commissioners. My name is Karen Breslin,
20 and I'm testifying in opposition to the application. I've lived
21 in ANC-3F for several decades. I'm an educator and I've worked
22 in the D.C. public schools, as well as independent schools within
23 D.C. for many years. I'm a master gardener, and I've been
24 volunteering at the vegetable gardens, including the roof garden
25 on top of Building 44, CAUSES. I'm grateful to be part of the

1 UDC Garden Club as well. I've been glad to meet neighbors from
2 3-F there, as well as students, staff, faculty, and members from
3 Wards throughout our city. I'm also a customer and a volunteer
4 at the UDC Farmers Market on Saturdays. I've come to appreciate
5 UDC, my involvements here, and all the people here.

6 Since becoming more educated about the Building 41
7 proposal, I feel CAUSES speaks up for everyone within 3-F, and
8 especially for the students and faculty and staff, because most
9 of the students and faculty and staff, just like myself, didn't
10 know about the proposal until a few months ago and most of Ward
11 3, and maybe the City, I suspect still don't know about this.

12 In the last few months, more and more students,
13 faculty, and neighbors have expressed concern and surprise about
14 not having heard about such a significant change and a potential
15 upheaval in their education and daily life in 3-F. The students
16 and faculty from CAUSES, the education programs, architecture,
17 engineering, et cetera, might have a particular interest and
18 expertise to give regarding this proposal. There are professors
19 and experts in all these programs and alumni, as well, that might
20 not only have wanted to be included in this process, but might
21 have been helpful. These students and the faculty weren't
22 included, and they need to be.

23 I read that the D.C. Council created an advisory
24 committee for this project. It's possible that there are
25 students, faculty, a diverse group of 3-F community members that

1 sit on that committee, but I haven't heard about it. More
2 stakeholders from various groups who would be impacted by this
3 project need to be included. Adequate community engagement was
4 not done.

5 Lastly, another big concern for me is for the health
6 and well-being of our community. If a building of this age, on
7 this land, and of this size is demolished, when the building
8 could possibly be renovated for student housing, a cafeteria,
9 renovating the art spaces and other academic spaces, a daycare
10 center, basic human needs that current students do not have, that
11 would impose less potential environmental and health concerns.

12 Consistent with my concerns and many others here, which
13 is that based on the report to the Zoning Commission dated
14 September 8th, 2023, from the Department of Energy and the
15 Environment's findings, they believe that based on the
16 information that had been given, that this project does not show
17 the Applicant with the Greener Government Buildings Amendment Act
18 of 2022, related to all electric and net-zero standards.

19 According to that memo, DOEE cannot enforce this law,
20 but cautions the Applicant that they may not be able to get a
21 permit without this. This same memo also stated that the proposal
22 to demolish the existing building and construct an entirely new
23 building will have far greater environmental impact than any of
24 the three potential outcomes for Building 41 envisioned on the
25 previous UDC campus plan.

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1 The three current options involve adaptively reusing
2 Building 41, which would drastically reduce the project's
3 embodied carbon footprint. Embodied carbon is the sum of all
4 greenhouse gas emissions resulting from the construction of
5 buildings, including materials and construction activities. It
6 is estimated that 23 percent of the world's GHG emissions result
7 from construction. DOD notes that --

8 CHAIRMAN HOOD: Ms. Breslin. Ms. Breslin.

9 MS. BRESLIN: Yes, sir. Yes, sir.

10 CHAIRMAN HOOD: I'm going to need you to help me with
11 the clock, Ms. Schellin.

12 MS. BRESLIN: I will get to it, sir.

13 CHAIRMAN HOOD: Can you give me -- Ms. Breslin.
14 Ms. Breslin.

15 MS. SCHELLIN: Her time is -- she passed.

16 CHAIRMAN HOOD: It's been (indiscernible) and I want
17 to be fair to everybody. Ms. Breslin, can you give us your
18 closing thoughts.

19 MS. BRESLIN: Yes, sir. Thank you. Please deny this
20 application. Thank you for listening, Chairman Hood, and
21 Commissioners, and everyone present here today.

22 CHAIRMAN HOOD: Thank you. And I'm going to ask Ms.
23 Schellin, and you and Mr. Young, if you all can keep me honest
24 on the clock, because I'm listening, and I don't look at the
25 clock, so help me.

1 MS. SCHELLIN: Will do.

2 CHAIRMAN HOOD: Thank you. All right. Let me see.
3 Let me go to Mr. Lewis. Ms. Tinger, are you still going to
4 testify, or did you give yours to Ms. O'Hara?

5 MS. TINKER: Yes, I would like to testify. Thank you.

6 CHAIRMAN HOOD: Okay. Okay. I'll come to you. Okay.
7 I'll come to you. Let me go to Ms. -- I'm going to go to Mr.
8 Lewis first, and then Ms. Slatnick, and then I'll come back to
9 you. And, Mr. Lewis.

10 MR. LEWIS: Can you all hear me?

11 CHAIRMAN HOOD: Yeah, we can hear you.

12 MR. LEWIS: Okay. All right. How are you all doing
13 today? My name is LaQuan Lewis, and I'm a Ward 8 resident and
14 graduate from Thurgood Marshall Academy. I am in the Harry Soul
15 Food Cafe out at South Beach.

16 CHAIRMAN HOOD: Mr. Lewis, you're going in and out. We
17 heard you. You introduced yourself. We heard about the Soul
18 Food Cafe, and that was it. You may need to hang up and call
19 back or turn your computer off and call back. I'm not sure how
20 you are on. Your camera's off.

21 All right. Mr. Lewis, I'm going to come back to you.
22 Ms. Slatnick.

23 MR. LEWIS: Even bird bushes. The roof also features
24 a greenhouse.

25 CHAIRMAN HOOD: Ms. Lewis.

1 MR. LEWIS: Yeah.

2 CHAIRMAN HOOD: You're going in and out. Actually, we
3 can't -- I can't even hear you, so you might want to reboot and
4 come back on right quick.

5 MR. LEWIS: Oh, you can hear me now?

6 CHAIRMAN HOOD: I can hear you now. So you start all
7 over, and I'm going to -- let's start all over. Nobody heard
8 you. Start all over.

9 MR. LEWIS: You can hear me now?

10 CHAIRMAN HOOD: Yeah, start all over.

11 MR. LEWIS: All right. My name is LaQuan Lewis. I'm
12 a Ward 8 resident, and a graduate from Thurgood Marshall Academy.
13 I'm currently a student in the Master Gardening program at UDC,
14 and I'm also enrolled in the Henry Soul Food Academy to learn
15 food preparation and to be a chef. I'm learning -- I am planning
16 to apply to UDC as an urban sustainable --

17 CHAIRMAN HOOD: Mr. Lewis, can you hear me? Mr. Lewis.
18 Mr. Lewis.

19 MR. LEWIS: Yeah. Can you come back to me? I'm having
20 technical difficulties.

21 CHAIRMAN HOOD: Okay. Yeah, let me come back to you.
22 I'll come back to you after I finish. Ms. Slatnick.

23 MR. LEWIS: Why you keep calling me, Bro --

24 CHAIRMAN HOOD: You better put it on mute, and I can
25 hear you when you don't want me --

1 All right. Ms. Slatnick, if you can go.

2 MS. SCHELLIN: She needs to unmute.

3 CHAIRMAN HOOD: Ms. Slatnick, can you unmute, please?

4 All right.

5 MS. SLATNICK: Like that?

6 CHAIRMAN HOOD: There you go. All right. Thank you.

7 MS. SLATNICK: I'm Marilyn Slatnick, and I live about
8 four blocks on Connecticut Avenue from UDC for over 20 years,
9 and I'm speaking in opposition to revising the UDC campus plan
10 to include that decommissioning and demolishing Building 41 to
11 accommodate the Archives facility.

12 Let us think. Is this the highest and best use of the
13 real estate on which Building 41 sits? As a former real estate
14 appraiser, and as someone who holds a master's degree in
15 education, I remind you of two things.

16 One, Building 41 is the centerpiece of UDC's Van Ness
17 campus. Do you really wish to begin the systematic destruction
18 of the UDC campus for a facility that houses records? Many of
19 them will be digitized or sent to the cloud.

20 Second, UDC plays a huge role in the education of
21 students of color. D.C.'s comprehensive plan requires the Zoning
22 Commission to make decisions through a lens of racial equity.

23 At present, many of us are fighting for diversity,
24 equity, and inclusion, and at such times, why would you allow the
25 City to begin to dismantle the physical UDC campus, an HBCU with

1 many low-income students from Wards 7 and 8?

2 UDC students present and future deserve an integrated,
3 safe space to learn where resources are added, instead of removed.
4 I note food trucks often are at the campus, because there's still
5 no food in the cafeteria. I note the need for student housing.

6 If you really care about diversity, equity, and
7 inclusion, then you would choose not to approve this amendment
8 of the Master Plan, which begins the destruction of the D.C.
9 campus.

10 UDC has some of the best and brightest future leaders
11 who are persons of color, being priced out of many colleges and
12 universities and the recent Supreme Court ruling, "it is going
13 to be very hard to assure these current and future students a
14 place at the table." I urge you to reject this proposal and save
15 the UDC campus. Thank you so much.

16 CHAIRMAN HOOD: Thank you, Ms. Slatnick.

17 Ms. Tinger.

18 MS. TINKER: That is Tinker, by the way.

19 CHAIRMAN HOOD: Tinker. Tinker, I'm sorry. Tinker.

20 MS. TINKER: Tinker, by the way. That's all right.

21 I'm really glad that these students were able to wait
22 so long tonight, so many of them have issues, have to pick up
23 the children, get on the bus. My name is Mary Beth Tinker. I'm
24 a resident of ANC-3-F, a retired nurse, a volunteer of the UDC
25 Garden Club, and a UDC student. I oppose the application.

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1 First -- for many reasons. First, the Applicants have
2 violated Zoning Commission regulations. In June 2021, there were
3 two public witnesses at the Zoning Commission hearing on the UDC
4 Campus Master Plan. I was one of them, along with David Christiel
5 with the ANC. I testified there to protect UDC's organic gardens,
6 which were started by a law student over 10 years ago to grow
7 food and native plants in cooperation with UDC (CAUSES).

8 At the hearing in 2021, Mr. Christiel and I had no idea
9 that we were testifying on false information in the Master Plan,
10 that had been provided by Meredith Moldenhauer on behalf of UDC
11 administration and City officials.

12 For years, Ms. Moldenhauer, knew the demolition plan
13 for Building 41 very well and had worked on it, but the Master
14 Plan made no mention of this. Instead, three more palatable
15 options were presented, and, yes, there were three at that time.

16 Unaware of the real plan, the Zoning Commission soon
17 approved the Campus Plan, (indiscernible) that the public be
18 involved, moving forward and part of that was because the ANC had
19 passed a resolution requesting more involvement with them.

20 Quarterly, University Community Task Force meetings
21 were required by the order of the Zoning Commission with
22 announcements two weeks in advance and minutes. Those conditions
23 were never met. Quarterly meetings were not held. Excuses about
24 the pandemic do not hold up, because other virtual meetings were
25 held by the college. An inquiry into how a Garden Club member

1 could become one of those attendees if there were meetings. Those
2 inquiries went unanswered. Suddenly, on July 13, 2023, last
3 July, the Task Force finally met, only in response to a complaint
4 that we made the month before.

5 But members of the Garden Club, we were suddenly
6 notified of the Zoning Commission -- by the Zoning Commission,
7 not UDC, about plans to demolish Building 41 and all of the
8 surrounding gardens at the July Task Force, then following two
9 years of misinformation without public engagement, then President
10 Ronald Mason announced that demolition of Building 41 is a done
11 deal. The done deal message was then repeated over and over
12 throughout the campus, throughout the neighborhood everywhere,
13 discouraging UDC and neighborhood engagement. A decision had
14 been made. Students, (indiscernible) and others need not and,
15 in fact, should not weigh in.

16 I urge you to reject the application on the basis of
17 the Applicant has misled the public and the Zoning Commission
18 with misinformation and failed to comply with the Zoning
19 Commission order, and I would like for you to refer to the
20 complaint that has been filed with the Department of Buildings
21 about this failure. It is Attachment 1 in my testimony, and you
22 can also refer to my written testimony for the other reasons of
23 my opposition, racial inequality, the intimidation of student
24 staff.

25 CHAIRMAN HOOD: Give us your -- give us your closing

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1 | thought, please.

2 | MS. TINKER: My closing thought is that the violation
3 | of urban land use and sustainability principles are also
4 | important, and the roof gardens would be totally affected,
5 | according to the Director of Gardening, Education, and Urban
6 | Agriculture at the school who was told that he should not testify,
7 | along with so many other faculty who are not here tonight, who
8 | have been intimidated and left out.

9 | Lastly, the ANC should not be -- should be disqualified
10 | from the great weight status for their refusal to put students
11 | on the agenda of the public meetings that they have held about
12 | this issue. Yes, they have refused.

13 | CHAIRMAN HOOD: Ms. Tinker, I need your closing. Okay.
14 | That was your closing thought.

15 | MS. TINKER: My last closing thought --

16 | CHAIRMAN HOOD: No. That was your closing thought.
17 | Thank you.

18 | MS. TINKER: -- is the ANC's just --

19 | CHAIRMAN HOOD: Closing thought.

20 | MS. TINKER: Okay.

21 | CHAIRMAN HOOD: Mute her. Mute her. That was your
22 | closing thought.

23 | MS. TINKER: Okay. Thank you. Thank you.

24 | CHAIRMAN HOOD: Here's what I'm going to ask when I ask
25 | you to give your closing thought, please be respectful of the 16

1 or 18 people that have to come behind me, because we want to try
2 to finish at 9:00 o'clock. We've been going for almost five
3 hours.

4 MS. TINKER: I know, and we've been --

5 CHAIRMAN HOOD: So, please. No. I'm talking to
6 everybody now. Just mute her or take her down, but everybody do
7 me a favor and please be respectful when I ask you to give us
8 your closing thought So does anybody have any questions? Do
9 any of my colleagues have any questions or comments?

10 VICE CHAIRMAN MILLER: Did Mr. Lewis come back on?

11 CHAIRMAN HOOD: Oh, that's right. Thank you, Vice
12 Chair. Mr. Lewis?

13 MR. LEWIS: Yes.

14 CHAIRMAN HOOD: Okay. Go right ahead.

15 MR. LEWIS: Okay. You all can hear me?

16 CHAIRMAN HOOD: You get three minutes, Mr. Lewis. Go
17 right ahead.

18 MR. LEWIS: You can hear me?

19 CHAIRMAN HOOD: Yes.

20 MR. LEWIS: All right. Hi, good evening. Good evening,
21 everybody. My name is LaQuan Lewis. I'm a Ward 8 resident and
22 a graduate from Thurgood Marshall Academy. I'm currently a
23 student in the Master Gardening program at UDC in Van Ness, and
24 I'm also enrolled in the Herbie Soulful Academy to learn about
25 food and becoming a chef. I'm planning to apply to UDC as an

1 urban sustainability major and I have met with CAUSES staff and
2 admission counselors about that. My gardening journey started
3 this year at the gardens right at Van Ness campus.

4 Most of my gardens was right beside Building 41 on the
5 roof top garden. As we all know, the Van Ness campus has the
6 Van Ness Urban Food Hub. The 20,000 square feet green roof has
7 a variety of food plants and even berry bushes. The roof also
8 features a greenhouse.

9 Volunteering at the greenhouse and the rooftop has been
10 a life changing experience for me. Since I have become a beginner
11 gardener, it's been a learning experience. I have enjoyed every
12 second. Learning how to compost, transplant, and the importance
13 of having healthy soil and garden in the environment.

14 Being a volunteer at UDC Garden Club has been an
15 exceptional experience. I have been connected to the garden
16 since day one. Demolishing Building 41 will be devastating to
17 the surrounding gardens, because they will become polluted due
18 to pollution from the demolish and construction. If the building
19 is demolished, every single garden will be destroyed. Gardens
20 and living sustainable matters and that's why I'm here today,
21 Commissioners. I hope you reject this application. Please put
22 the project on hold until we can understand the massive impact
23 of demolishing the Building 41. Thank you.

24 CHAIRMAN HOOD: Okay. Thank you, Mr. Lewis. I think
25 I got up this panel. Do any of my colleagues have any questions

1 or comments? I'm looking at you, Commissioner Imamura.

2 COMMISSIONER IMAMURA: Okay. Thank you, Mr. Chairman.
3 Just a statement. I just want to thank everybody for their
4 passionate testimony tonight. I certainly want to comment on Mr.
5 Small, Mr. Lewis, thank you both. Stay engaged, stay curious.
6 All right. Stay involved in the process. Appreciate that.

7 I also want to acknowledge Dean O'Hara. I know that
8 you may not be the dean any longer, but you are due that title
9 and respect. And so I want to thank you, Dean O'Hara, for your
10 testimony tonight, and I know that it's very late or rather very
11 early where you are, and I certainly appreciate your perspective
12 about the life cycle, cost analysis.

13 I certainly abide by the theory that the most
14 sustainable building is the one that's already built, but we also
15 know that that is also balanced with the financial reality.
16 Sometimes that's the most cost-effective approach, sometimes has
17 to be a new construction and so, but I do appreciate and value
18 your testimony tonight and certainly appreciate your point of
19 view. So thank you very much. That's all that I have, Mr.
20 Chairman.

21 CHAIRMAN HOOD: Okay. Thank you. Anybody else? All
22 right. Let's Go. Vice Chairman Miller.

23 VICE CHAIRMAN MILLER: Yeah. I just want to thank each
24 of the panelists for their testimony and assure them that for
25 those of you who've submitted written testimony, we -- I have

1 read the written testimony, and I'm sure my fellow Commissioners
2 have as well, so thank you very much for your participation and
3 your comments.

4 CHAIRMAN HOOD: Okay. Any other comments? All right.

5 Ms. Moldenhauer, any questions of anybody on this
6 panel?

7 MS. MOLDENHAUER: No.

8 CHAIRMAN HOOD: I too want to thank you, and, again to
9 the students, Mr. Smalls and Mr. Lewis, and I think those are
10 the students. I want to thank you all. I want you all to stay
11 engaged, and the other young lady who did the survey, need you
12 all to stay engaged, because you look at the housing needs, this
13 is not the first time housing has come up, and I understand about
14 the garden, so we've been pushing and asking, and I'm sure that
15 whole discussion is going on, because here's the thing.

16 This is exactly what the racial equity is about. When
17 I look at my brothers sitting there, who will tell me what they're
18 getting ready to do, what they're trying to do, this is what
19 racial equity is about in this city, and I appreciate the
20 councilman and the Mayor for trying to do that.

21 So we need to really make sure that we are under the
22 Comprehensive Plan, make sure we are abiding by what the Council
23 is demanding of us to with racial equity especially when I look
24 and see what these guys are trying to do as they progress in
25 their lives on their journey. So thank you. I don't have any

1 questions. Thank everyone for their testimony and we can take
2 everybody down and bring up the next group.

3 And I would ask everybody to stick to your time and you
4 get three minutes to give us your closing thoughts, please. Thank
5 you.

6 MS. SCHELLIN: I'm waiting until he's able to get
7 everybody down. Okay.

8 CHAIRMAN HOOD: And let me thank Ms. O'Hara who is --
9 I think she was the person who was over at 2:30 or wherever she
10 was.

11 MS. O'HARA: Yes.

12 CHAIRMAN HOOD: So let me thank you as well. Okay.

13 MS. SCHELLIN: Yeah. That was the same situation for
14 Mr. Flanagan too.

15 CHAIRMAN HOOD: Oh, Mr. Flanagan. So everybody who did
16 something. Those who were riding the bus, the Metro, whatever.
17 Thanks.

18 MS. SCHELLIN: Yes. Okay. So next we have Joanne
19 Fleming, David Schwartzman, Madeline LaPorta, Sarah Marin,
20 Kathleen Jordan, and I believe Kathleen did not put a last name.
21 I only saw one Kathleen now. I think that's five.

22 CHAIRMAN HOOD: Okay. I'm going to start off with who
23 I see first.

24 MS. SCHELLIN: Mr. Schwartzman gets five minutes. The
25 rest get three.

1 CHAIRMAN HOOD: Okay. Let's go with Ms. Fleming,
2 Joanne Fleming.

3 MS. FLEMING: Hello. Good evening, everybody. As
4 someone who spent 10 happy years studying at UDC, receiving my
5 bachelor's degree in political science in 2019, summer cum laude,
6 I strongly oppose the demolition of Building 41. I've lived in
7 D.C. for over 30 years. This is not the way to move forward,
8 facing climate catastrophe, adapting to global trends of
9 refurbish, don't demolish.

10 Please take note of the following: it has been a
11 widespread argument that existing buildings should be demolished
12 to give way for more energy efficient ones in terms of the
13 operation of buildings; however, from a CO-2 emission perspective
14 considered over a 50-year lifespan, it will in most cases still
15 be more sustainable to refurbish an existing building, even
16 though the HVAC system will be less efficient. The embodied
17 energy in existing buildings holds a societal value due to a
18 potential avoided CO-2 emission. In the same way as buildings
19 hold cultural heritage value precious to a society. Recent
20 research points to the fact that buildings with a good, safe
21 value are seldom demolished. Abstract: Jensen and Bergeron,
22 2022.

23 Frankly, I'm shocked this situation has evolved in such
24 an undemocratic and sinister fashion. As a valued public
25 institution, UDC ought to be setting the bar higher regarding

1 structural techniques that take into account their carbon
2 footprint, an impact on the community and the environment. This
3 situation echoes the travesty of the redevelopment of the
4 historic site of McMillan Park here in D.C., developed with a
5 shady underhanded plan, more profit for developers from public
6 space being used for private profit.

7 I understand none of the UDC community was informed of
8 this deal for demolition. This whole saga appears to show some
9 nefarious underhand secret dealing to say the least. The UDC
10 Board of Trustees funded \$38 million dollars for a complete
11 renovation of Building 41 in 2018. It did not authorize this
12 memorandum of agreement.

13 The 2020 campus plan made no mention of the secret
14 demolition plan, which is outrageous. The UDC should conduct
15 comprehensive community engagement to decide how to put Building
16 41 to its best use in a systematically democratic and fair
17 undertaking.

18 As a former UDC student, an environmental climate
19 activist, a member of the DC Statehood Green party, I find this
20 situation disconcerting. Given the facts stated above, it should
21 result in Zoning Commission rejection. Refurbishing doesn't mean
22 the archives can't be at UDC. Thank you.

23 CHAIRMAN HOOD: Thank you. Let's go to Mr. Schwartzman.

24 MR. SCHWARTZMAN: Yes. My name is David Schwartzman.

25 I am a founding member of Green Neighbors D.C. I'm Chair of the

1 D.C. stated Green Party-Political Policy and Action Committee,
2 and I'm also Professor Emeritus at Howard University at -- and
3 so I will not repeat the valuable testimony, I've already heard
4 of the opponents, but I'm testifying in strong opposition to the
5 demolition of Building 41. This building has been an invaluable
6 resource to the UDC and D.C. community, including its
7 services -- service for use by the D.C. Archives.

8 Now, I have been made aware of the fact that the UDC
9 community was not informed of this deal for demolition, et cetera,
10 and this has already been testified by the previous, so I'm going
11 to concentrate on my main point.

12 In September 2023, the DOE comments "this project" --
13 "the project does not appear to comply with the Greener Government
14 Buildings Amendment Act of 2022, which requires the District
15 owned and financed new construction projects to be all electric
16 and adhere to Net Zero energy standards."

17 As an environmental climate energy scientist and
18 activist, I take this finding very seriously and if they
19 (indiscernible) alone should inform a Zoning Commission rejection
20 of the project.

21 As the world approaches tipping points and climate
22 catastrophes much worse than we now witness now, is not the time
23 for any project to retreat from the already too weak energy
24 requirements of our local government, which should be real zero,
25 not net zero.

1 Once again, we witnessed a proposal for a new project
2 driven by ignorance or simply profits prioritized over the real
3 needs of our community. The project should be put on hold until
4 UDC does meaningful community engagement to put Building 41 to
5 its best use.

6 And finally, I want to comment on Meredith
7 Moldenhauers' response to the questions, and I was here for the
8 whole hearing, by the way, regarding the DOEE's findings
9 regarding the non-compliance with net zero and energy
10 requirements, and her response was basically a non-response,
11 talking about the legislative history and so on. I heard no
12 commitment that it will comply, and so this is very disappointing
13 and for this reason alone, it should be rejected.

14 So I also want to conclude finally, and I'm not taking
15 five minutes. By the way, the clock was not restarted so I don't
16 know how much time I've used, but I think I've used less than
17 five, and I always do respect the time when I testify at a D.C.
18 Council.

19 So I want to conclude with praising the opponents and
20 especially the students who made an outstanding testimony
21 regarding the real needs of the UDC community, which have been
22 disrespected and ignored. Thank you.

23 CHAIRMAN HOOD: Thank you, Mr. Schwartzman.

24 MS. SCHELLIN: The clock did get reset to five minutes,
25 by the way.

1 CHAIRMAN HOOD: Yeah, you did have -- you still had a
2 minute and 11 -- I'm actually using some of your time, so thank
3 you for being cognizant of that. Ms. -- I hate to just call you
4 Kathleen, but you don't have a last name on here.

5 So, Kathleen, I'm going to have to go with that.
6 Ms. Kathleen, let me do that.

7 DR. JORDAN: Good afternoon, Commissioner Hood and
8 Commissioners. My name is Dr. Kathleen Jordan and I have lived
9 on D.C. Terrace for over 20 years. I am an educator and a
10 community member who served as a part-time professor many years
11 ago at UDC, while working full-time at the George Washington
12 University.

13 I first heard about the proposal to demolish Building
14 41 in April 2023, when I attended an ANC-3F meeting. At the
15 meeting, the proposal was presented as a done deal, complete with
16 attractive drawings of the new building. I feel very frustrated,
17 because it seems as if the D.C. Government and the UDC
18 administration have made this plan without meaningful input from
19 the UDC and surrounding community.

20 Some of the individual current students I have spoken
21 with are strongly opposed to this decision and feel that the
22 larger University community had no opportunity to address the
23 demolition of Building 41. The Campus Plan committed Building
24 41 to three possible uses: decommissioned and use for the D.C.
25 Archive, student housing, and academic use. There was no mention

1 of demolition.

2 I would like to see the UDC community and the larger
3 community discuss and debate, which of these uses would be of
4 most benefit. We should have been presented with the pros and
5 cons of each of these options long before architectural drawings
6 were developed.

7 Looking further into the matter, I discovered that
8 originally Building 41 was designated to have an academic area
9 for UDC students of some 93,000 square feet that has disappeared
10 in this current version of the plan. People applauding the plan
11 as an integration of the Archives Building with the D.C. campus
12 students neglect to mention that this academic area was removed
13 from the current version. This has an impact on the students
14 and campus-student life as it seems that those doing research on
15 archival matters will experience advantages from having this
16 building on the campus, but certainly a wider possibility for
17 students should be realized by any such major change.

18 When will appropriate time in D.C. resources be
19 dedicated to the education and development of D.C. students, and
20 leaders of our community now and in the future?

21 All of us who have lived in D.C. know the overwhelming
22 impact of demolition and construction. It does not happen in a
23 bubble. The Denard Plaza and major areas for student development
24 will be affected by these plans for at least three or three and-
25 a-half more years.

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1 I'm seeing I'm running out of time, so I need to make
2 my concluding statement, which is in conclusion, the Applicant's
3 proposal should be rejected at this time, because of the lack of
4 sufficient UDC and community involvement, as well as serious
5 environmental concerns for UDC students, the gardens, and the
6 campus surroundings. Thank you for your time.

7 CHAIRMAN HOOD: Okay. Thank you. Ms. LaPorta?

8 MS. LAPORTA: Yes, thank you. My name is Madeline
9 LaPorta, and --

10 CHAIRMAN HOOD: Ms. LaPorta, if you can you hear me,
11 we're losing you.

12 MS. LAPORTA: I'm here.

13 CHAIRMAN HOOD: Can you hear me? We're losing you.
14 Turn the camera --

15 MS. LAPORTA: -- demolition Building 41 -- sir, I only
16 read about this decision in the July edition --

17 CHAIRMAN HOOD: Turn your camera off.

18 MS. LAPORTA: Okay. Can you hear me better now?

19 CHAIRMAN HOOD: Yeah, I can hear you, but turn your
20 camera off.

21 MS. LAPORTA: Pardon me? Okay.

22 CHAIRMAN HOOD: We can hear you now. Yeah, there you
23 go.

24 MS. LAPORTA: Okay. Is that better? Okay. All right.
25 As a member of the UDC community, I only read about this decision

1 in the July edition of the Forest Hills Connection, a local
2 Listserv for our neighborhood, and through a chance meeting with
3 Daphne Humphrey at the UDC Farmers Market, as well as a
4 street -- a sidewalk meeting with Mary Beth Tinker. I'm
5 disappointed to find out that neither the UDC community, nor the
6 neighborhoods were included in this decision. Students, faculty,
7 and ANC-F residents deserve much more.

8 In fact, I wrote to the ANC-F representative and I
9 never received a response. I think we deserve a voice in such a
10 decision given its impact on the campus and on the community.

11 As both a resident -- a 30-year resident of Ward 3 and
12 a student of several years at -- in the UDC Senior Audit program,
13 I'm very concerned. Not only by the disruption of the UDC campus
14 and the gardens that the demolition will cause, I'm also concerned
15 about the loss of student housing, spaces for students, and
16 resources devoted to students. It seems that the project has
17 been pushed forward very covertly and without any meaningful
18 engagement by the community and the students.

19 UDC is a public university and a valuable asset to the
20 neighborhood and to this City. As a senior citizen, I appreciate
21 my ability to attend classes and to interact with students and
22 faculty on and off campus.

23 I understand that since all of this started in 2018 or
24 in 2020, COVID has had a great impact on outreach and
25 communication, both from UDC and on the neighborhood; however, I

1 feel that the recovery, the full recovery, of UDC and the
2 community depends upon a focus on students and education
3 programs, not commercial property and real estate, such as
4 buildings that are lying empty on Connecticut Avenue.

5 UDC lacks student housing, which limits the number of
6 students who can attend class in person. It lacks healthy
7 cafeteria choices for the students who attend the University.
8 Fast food chains in the student union are poor nutritional
9 choices. The current direction of the University is concerning
10 to me. It affects UDC students and the vitality of the Van Ness
11 neighborhood. If the Zoning Commission approves this project,
12 it not only disenfranchises students as well as discouraging
13 community input.

14 Most revealing is -- and in conclusion, the fact that
15 the -- I'm not necessarily opposed to an archive. I think that's
16 a wonderful thing, but why destroy the UDC campus for an archive?
17 Especially when, as Commissioner Imamura pointed out with his
18 questioning, there really doesn't seem to be a meaningful
19 connection to academics at UDC or its UDC academic goals. So
20 the question is why on the UDC campus when there is so much other
21 vacant property in the District of Columbia?

22 So in conclusion, I would ask this Zoning Commission
23 to put this application on hold and really strive for more
24 meaningful community engagement. Thank you for the opportunity
25 to testify.

1 CHAIRMAN HOOD: Thank you.

2 Sarah Marin. Marin. There you go. You may begin.

3 MS. MARIN: (Indiscernible.)

4 CHAIRMAN HOOD: Yes, we can hear you. You may begin.

5 MS. MARIN: Awesome, thank you.

6 Chairman Hood and Commissioners, my name is Sarah
7 Marin, and I currently reside in the Logan Circle area and was
8 informed about the plans for Building 41, as a UDC Garden Club
9 volunteer and a DC Master gardener.

10 Individuals with the concerns regarding the project
11 requested my help due to my unique perspective on community
12 development as a strategic consultant advocate for municipal
13 governments across the United States. I spent hours reviewing
14 the available documents on the DGS webpage, the National Capital
15 Planning Commission project files and the exhibits provided for
16 this meeting. Based on my review, I believe the Zoning Commission
17 should deny the request for zoning relief at this time.

18 Mainly, the Applicant has failed to provide a full and
19 honest account of the project to allow both the Zoning Commission
20 and the public to make informed decisions about its potential
21 impact. Critical pieces of information that have been omitted
22 from publicly available materials, most notably the Phase One -
23 Environmental Site Assessment, the Hazardous Materials Report,
24 the Geotechnical Report, and the Civil Survey, which are listed
25 as appendix items in the December 2022 Concept Design submission,

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1 but were not included.

2 This information is critical to understanding the risks
3 and hazards associated with the project and would substantiate
4 the Applicant's claim that Building 41 is in poor condition and
5 would require extensive cost prohibitive renovations to be reused
6 as an archival facility and that the demolition of Building 41
7 and new construction of the project is the only reasonable path
8 forward, which has been echoed in this meeting several times.

9 When I asked about these materials, the Applicants said
10 they would be posted, but they have never materialized. During
11 the September 6th ANC-3F special meeting on the project, the
12 Applicant confirmed that the facility did contain asbestos, but
13 did not provide any specifics regarding the quantity or type
14 present, and it is unclear whether the building contains any
15 other hazardous materials.

16 Further, none of the exhibits submitted to the
17 Commission made any mention of asbestos or other hazardous
18 materials, nor outlined a remedial action plan. This lack of
19 transparency about the environmental conditions undermines a key
20 intent of the campus Master Plan, which the Applicant seeks to
21 amend, that is to minimize negative impacts on campuses or the
22 surrounding area -- of campuses on surrounding areas.

23 This failure to provide adequate information indicates
24 that the Applicant has not taken appropriate steps to mitigate
25 negative environmental, social, and health concerns, and risks

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1 in the manner that would support comprehensive decision making
2 to optimize project benefits.

3 For these reasons, I firmly believe that denying this
4 request is in the best interest of our community and the well-
5 being of its inhabitants. Thank you for your time and
6 consideration. I trust that you will make a decision that
7 reflects the values and interests of our community.

8 CHAIRMAN HOOD: Okay. Thank you. Let's see. Did I
9 get everybody on this panel? I believe, I did. So does anyone
10 have any questions or comments? Commissioner Imamura.

11 COMMISSIONER IMAMURA: Thank you, Mr. Chairman. I'll
12 be brief. Yeah, it's getting late. First, let me thank the
13 panelists for providing your testimony and participating and
14 bringing your passion forward about this potential project.

15 Ms. LaPorta, thank you for paying close attention to
16 my remarks and the research in which you have done, and Professor
17 Schwartzman, thank you for your testimony as well, as well as Dr.
18 Jordan, and Ms. Marin, thank you for yours, and, Ms. Fleming, I
19 know you brought up that it -- and it still may be more cost
20 effective even when you calculate 50 years pay back.

21 I would just say that there's a general theme running
22 along the testimony tonight about ESG environmental social, and
23 corporate governance, and I think that's an important element to
24 evaluate, though, it's not the entire or complete picture, so
25 there are other factors and elements that I'm certain come into

1 consideration for both D.C. and the UDC to evaluate what, how,
2 and how best to move forward, but what you all have highlighted
3 tonight is the fact that there does need to be and the Applicant
4 can do a better job about providing more information about how
5 they've arrived at this decision.

6 It's very clear, and I think that it's important that
7 they share this information. I think it's there. I just don't
8 think that it's been teamed out, and so I think that there is
9 the information and the data behind it, right, data-driven
10 decisions here, so, I think that they have that they have that,
11 they just haven't provided that in the record, but I'm confident
12 that they've already evaluated that. They just haven't been
13 fully transparent to share that openly and provide that in the
14 record for everybody to see, or perhaps it hasn't just been
15 communicated enough from the evidence tonight by the number of
16 people that are participating in opposition, but I just wanted
17 to say that I think that it's been recognized that this be -- is
18 an important component of all this.

19 There are other elements here. And, again, I'm going
20 to reiterate an underscore that the Applicant can and should do
21 a better job at providing more information in the record to refute
22 some of this, because if the project is, in fact, that good, then
23 there shouldn't be any issues by providing that information.

24 All right. Thank you, Mr. Chairman.

25 CHAIRMAN HOOD: Okay. Any other questions? All right.

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1 Ms. Moldenhauer, do you have any questions of this panel?

2 MS. MOLDENHAUER: No questions of this panel.

3 CHAIRMAN HOOD: Okay. I want to thank you. We
4 appreciate your comments and what I will say to you and all other
5 panels is watch our discussion, and I'll just leave that, because
6 I want to make sure I get -- I'm trying to get to everybody not
7 have another night, so that's my goal right now.

8 So thank you all. We appreciate your testimony, and
9 let me just say, Ms. Marin, I appreciate your testimony and the
10 way you outlined. I appreciate everybody's testimony, but thank
11 you all. All right. Ms. Schellin, if you could bring everybody
12 up.

13 MS. SCHELLIN: Yes. We have to wait to give Mr. Young
14 a second to take them down.

15 CHAIRMAN HOOD: And Vice Chair, I'm going to have to
16 step away for one minute, but I want you to keep going. I may
17 not be on camera, but I am going to be listening, so you can run
18 it for a few moments for me, please. Two minutes.

19 VICE CHAIRMAN MILLER: Mess it up.

20 CHAIRMAN HOOD: All right. You won't mess it up.

21 MS. SCHELLIN: All right. So we had Sarah Marin
22 already. So next is -- we already had Kathleen. Okay. Jesse
23 Lovell or Lavelle. Maddie Beller.

24 MR. LOVELL: I'm here.

25 MS. SCHELLIN: Doneka Brooks. Jazze Walker. I did not

1 see Jazze Walker, Mr. Young, so if you would look.

2 MR. YOUNG: Either of the past two names you said, if
3 you could repeat them again.

4 MS. SCHELLIN: Doneka Brooks and Maddie Beller. They
5 were on earlier. Doneka Brooks is on -- (indiscernible) was on
6 earlier. She is on also.

7 MR. YOUNG: Which one?

8 MS. SCHELLIN: Maddie Beller. M-A-D-D-I-E. See it?

9 MR. YOUNG: I don't.

10 MS. SCHELLIN: Okay. It's right after Lopez Matthews.

11 MR. YOUNG: I see Madelyn LaPorta after Lopez Matthews.

12 MS. SCHELLIN: Okay. I just refreshed. So maybe she
13 got off. Okay. So she got off then.

14 MR. YOUNG: Yeah, and the other one I didn't see either.

15 MS. SCHELLIN: Okay. So Doneka's off also?

16 MR. YOUNG: Yeah.

17 MS. SCHELLIN: Doneka Brooks. Okay. How about Derriann
18 Johnson?

19 MR. YOUNG: Yes, I have him.

20 MS. SCHELLIN: Okay. Melanie Davis?

21 MR. YOUNG: Yes.

22 MS. SCHELLIN: So that's three. Karla Thompson?

23 MR. YOUNG: Yes.

24 MS. SCHELLIN: And Charity Chukwu?

25 MR. YOUNG: I believe, I saw her. Yes.

1 MS. SCHELLIN: Okay.

2 VICE CHAIRMAN MILLER: Okay. So we have, Ms. Schellin,
3 five up here?

4 MS. SCHELLIN: Yes, sir.

5 VICE CHAIRMAN MILLER: Okay. So I guess the first one
6 is Jesse Lovell. Is Jesse Lovell here?

7 MR. LOVELL: Lovell, yes.

8 MS. SCHELLIN: Lovell.

9 VICE CHAIRMAN MILLER: Lovell, sorry. Please go ahead
10 with your testimony.

11 MR. LOVELL: Okay. Thank -- thank you. Thank you for
12 giving me this opportunity to speak. I'm speaking tonight in
13 opposition to the application.

14 As a resident of ANC-3F for more than 20 years, I've
15 been involved in various events and activities held at the UDC
16 campus, and I consider myself a friend to the UDC student body.

17 I, myself, have been opposed to this plan primarily
18 because of the lack of engagement with the UDC students and with
19 ANC-F residents. While I have heard from students who are opposed
20 to this project and the demolition of Building 41, I believe
21 students and the ANC-3F community have not been given adequate
22 information about the consequences of the demolition and the
23 subsequent construction to make an informed decision.

24 ANC-3F residents first learned about this planned
25 demolition at a meeting on April 18th during a presentation by

1 Dr. Lopez Matthews from the Office of Public Records. This was
2 followed by a presentation, the same presentation of the proposal
3 at the July 18th ANC meeting. They had a meeting on September
4 6th, and saw Dr. Matthews joined by UDC General Counsel, Avis
5 Russell, and that was the first public meeting with the UDC,
6 where UDC represented itself in any form.

7 All the meetings so far presented this project as a
8 done deal, featuring proponents almost exclusively. None of
9 these meetings have had any discussion of how Building 41 should
10 be used by UDC and the surrounding community. Doesn't UDC need
11 more student housing? And if not housing, aren't there other
12 academic purposes outstanding for Building 41? These questions
13 need answers.

14 Neighbors of mine have told me that Cleveland Park was
15 served -- reported ANC-3F residents appealed to the ANC to provide
16 a more balanced discussion, including more opponents of the
17 project and need more UDC student voices, but so far that hasn't
18 happened. Tonight's meeting might be a change in path admittedly.

19 In summary, the application should be rejected until
20 or unless we see serious community engagement and information
21 about the consequences of the project, and until that information
22 is shared with the community. Thank you.

23 VICE CHAIRMAN MILLER: Okay. Thank you for your
24 testimony, Mr. Lovell. Hang tight. We will go next to, Derriann
25 Johnson. Derriann Johnson, are you here?

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1 MS. JOHNSON: I am. Can you guys hear?

2 VICE CHAIRMAN MILLER: Yes, we can hear you. Go right
3 ahead.

4 MS. JOHNSON: All right. So I'm going to get my
5 testimony. One moment. I'm getting it.

6 All right. So dear Commissioners, my name is Derriann
7 Johnson. I'm a current freshman at UDC, and even signed up for
8 the Garden Club, and I am testifying to address an elephant in
9 the room, Building 41.

10 I didn't know there was a potential plan to do something
11 until recently. I heard about this plan from other students, not
12 from the UDC administration. I am all for making changes that
13 can help the UDC community, but how would a new building that
14 holds archives make a positive impact on the students of UDC?
15 Why are all these people telling students what is good for us,
16 rather than asking us, the students, what we think?

17 I look at UDC as a place of building community,
18 learning, and resources, but how can it continue to be like that
19 when a plan is being made, but is not brought into light?

20 This project could have been an opportunity to connect
21 with fellow students and hear their voices about how Building 41
22 can be helpful, because at the end of the day, the students are
23 dedicating their time and money to be in a destination that will
24 help our career flourish. If changes are going to be made, the
25 purpose should be bettering the community and UDC, and expand UDC

1 resources.

2 The building has a daycare center, jazz archives, a
3 library, and there are even gardens around it. I don't understand
4 why and see why the UDC administration has decided to break down
5 a building that can continue to hold significance to UDC. Why
6 are they planning to break down a structure, building a new one,
7 and possibly space the outcome that the building can't help the
8 student's body?

9 Is the UDC administration asking rather if having an
10 archived building link on campus will help me? I would have to
11 say no, but they didn't ask me, so I'm here today to say it won't
12 help me.

13 I believe that Building 41 can be used as a source of
14 housing or as a resource center. Either plan can help students
15 as we pursue our career paths. If there are changes being made,
16 it will help our UDC community flourish.

17 Commissioners, please vote against this plan. I hope
18 you all have a great day. Best, Darian.

19 And I also wanted to bring up, I am curious as to with
20 the archives, why do we necessarily or why would you guys
21 necessarily need to have a whole building for it? Not saying
22 that an archives wouldn't have significance, but I don't
23 necessarily think it needs to use the whole building and only
24 that with if you guys are planning to break down the building, I
25 feel like it will cause issues as far as air pollution as students

1 are going back and forth to class and whatnot. And even with
2 what Mr. Michael Jacobson brought up, how we can even have a
3 digital archive and whatnot? And I want to know is the people
4 who agree on having this archives, did they even reach out to
5 UDC students about how they feel about it?

6 I remember a teacher, who I think she isn't currently
7 in UDC, bringing up about the email 2020, but why hasn't there
8 been any emails afterwards to really ask students, you know, over
9 how they feel about it?

10 And I remember and this is my last thing, as far as
11 Mr. Anthony bringing up about the time the thing had been
12 (indiscernible) -- out of time, and I do get it. Everybody has
13 their own lives, but at the end of the day, this is a serious
14 issue, and this is about students voices being heard.

15 You guys have the power to make those changes, but how
16 would you -- how can you have power when it doesn't makes sense,
17 when the students are giving you guys that power to make those
18 changes? And I -- that's pretty much what I have to say.

19 So overall, I do want to say, like, please, take some
20 time to think about it and really take into consideration how
21 would you guys would feel if your current child was in a school
22 going through this situation. Thank you.

23 VICE CHAIRMAN MILLER: Okay. Thank you for your
24 testimony, Ms. Johnson. I think our next -- hang on there. We
25 may have some questions for you. Ms. Melanie Davis, I think

1 you're next if you're here, please. Great.

2 MS. DAVIS: I'm here.

3 VICE CHAIRMAN MILLER: Please go ahead. Thank you.

4 MS. DAVIS: Okay. Just a moment. Can you hear me?

5 VICE CHAIRMAN MILLER: Yes, we can hear you. We can't
6 see you, but we can hear you.

7 MS. DAVIS: Wait 'til I access my camera. Let me see.

8 VICE CHAIRMAN MILLER: It's not necessary, but yes.

9 MS. DAVIS: There we go. Okay. Thank you.

10 My name is Melanie Davis. I have lived within walking
11 distance of UDC for 46 years. For several years, I served as
12 acting CFO and Assistant Director of Georgetown University's
13 Center for Immigration Policy and Refugee Assistance. Through
14 UDC's Institute of Gerontology and as a neighbor, District
15 resident and lifelong learner, I have been pleased to attend UDC
16 student concerts, lap swim in the pool, access the library's
17 Foundation Center directory and to study.

18 For the past several years, I have been delighted to
19 take French classes online and on campus. I earned a Master
20 Gardener certification at UDC. The library for meaningful study
21 on the top floor of Building 41 was beautiful. I experienced
22 wonderful lights, comfortable, tastefully designed workstations,
23 happy, helpful librarians, interesting serious art, and diligent
24 students able to work long hours quietly. I was shocked when I
25 discovered this jewel of UDC had closed and students and

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1 librarians were vanished to the Student Center for months, where
2 the noise from loud music and student non-academic activity came
3 through the walls and was deafening, preventing learning. Then
4 to another location with internet problems and too few private
5 study rooms as I recall.

6 About three weeks ago, I learned from a friend that
7 Building 41 would be demolished. I did not know about the initial
8 three options for its repurposing, and although I am a vested
9 member of this community and a member of the UDC student Listserv,
10 I did not realize until I spoke with my friend that my opinion
11 might matter.

12 When I learned about six months ago that the Music
13 building next to Building 41 was scheduled for demolition, I
14 visited to see how bad it might be. With staff and faculty still
15 in office and students practicing, I observed throughout the
16 building huge patches of buckling paint and some of the most
17 extensive, frightening, worse water and mold damage I have ever
18 seen. This building in use looked like a tenement.

19 I understand that the lifespan of the average office
20 building in the District may be 50 years. I have lived for 40
21 years in a neighboring building that is 90 years old. When water
22 drips into the building, discoloring whole walls, buckling
23 plaster and paint, creating mold and unhealthy conditions, our
24 management acts quickly to mediate by fixing the roof or tuck
25 pointing the bricks. Sometimes we have to call in the Department

1 of Buildings to encourage repair. My 90-year-old building
2 maintained, will not be torn down any time soon.

3 During the day, I am often one of only a handful of
4 students or fewer in Dennard Plaza. I am often the only person
5 swimming in the pool. The buildings, including the beautiful new
6 Student Center, are always torn up under new design and other
7 costly new dusty and noisy construction, disrupting study.
8 Building 41 was, at least, permitted to deteriorate.

9 Closing Building 41 library to make way for more
10 construction without providing students a viable way to study,
11 to get their grades sends a message loud and clear about what
12 UDC administration might prize.

13 I suggest that UDC spend their money, thoughtfully,
14 supporting what students need to succeed and to bring in more
15 students, not noisy new construction and competing City workers.
16 This is a City university campus.

17 My vote, please, goes to permitting more deliberations
18 about this before demolishing Building 41 or bringing in District
19 archives instead of establishing a daycare center for student
20 mothers or safe, close storm housing.

21 My testimony goes to encouraging University
22 administrators to increase enrollment, but at the same time make
23 better fiscal use of this large campus through resource
24 preservation and wise architectural and interior design and by
25 considerately reducing any inconvenience to students, enabling

1 | them to be encouraged in their efforts to succeed, knowing that
2 | they are Administration's first priority.

3 | Thank you for the opportunity to voice my opinion.
4 | There you have it.

5 | VICE CHAIRMAN MILLER: Thank you, Ms. Davis, for your
6 | testimony.

7 | MS. DAVIS: You're welcome.

8 | VICE CHAIRMAN MILLER: Please hang in there and we
9 | might have some questions for you. I think, Ms. Karla Thompson
10 | is next.

11 | MS. THOMPSON: Me?

12 | VICE CHAIRMAN MILLER: We can hear you.

13 | MS. THOMPSON: Okay. I wanted to begin. Hello,
14 | Commissioners. My name is Karla Thompson. I have been a member
15 | of the UDC Garden Club for a little over two years, and I'm a
16 | D.C. resident. I am speaking in opposition to the application.
17 | I was disappointed and discouraged when I learned of the
18 | demolition plans for Building 41. I spent a lot of time
19 | volunteering on the roof top garden of Building 44, which is
20 | adjacent to Building 41.

21 | There, along with other volunteers, I plant seedlings
22 | and tend vegetables for the UDC Student Food Pantry and for the
23 | Northwest Community Food Pantry. This season we donated almost
24 | 400 pounds of fresh organic produce. Grow D.C. grows seedlings
25 | for D.C. school gardens in the roof greenhouse under the direction

1 of UDC's 4-H program.

2 As a nurse of 44 years, I know the immediate impact of
3 demolition to the surrounding environment, including exposure to
4 contamination and air pollution. In addition, Che Axum, the
5 Director of Urban Agriculture and Gardening Education for UDC's
6 College of Agricultural, Urban Sustainability, and Environmental,
7 CAUSES, recently stated on 8/29 that he expected demolition to
8 have an adverse effect on the organic gardens on the campus
9 grounds, the greenhouse, the green roof, and the hydroponic
10 greenhouse on UDC campus.

11 The destruction of the organic gardens in UDC near
12 Building 41 would mean the loss of organic vegetables and UDC
13 students and others in the community. It would be a real loss
14 for students and community volunteers who work together in these
15 gardens.

16 I would like the above-mentioned factors to be taken
17 into consideration when you are making a decision about this
18 application. If plans to demolish Building 41 move forward, I
19 ask that UDC begin now to provide at a minimum the same amount
20 of space on campus for new organic gardens, along with resources
21 to develop those gardens both before and during any demolition
22 and construction of the new building. I vote against this
23 application and thank you for your time.

24 VICE CHAIRMAN MILLER: Thank you, Ms. Thompson, for
25 your testimony and stay with us, so we might have some questions

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1 or comments.

2 Ms. Charity Chukwu. I think I've messed up that name,
3 but is Charity Chukwu here?

4 MS. CHUCWU: Can you hear me? Hello.

5 VICE CHAIRMAN MILLER: Yes, we can hear you. Thank
6 you. Go ahead.

7 MS. CHUKWU: Oh, and it's Chukwu. Charity Chukwu.

8 VICE CHAIRMAN MILLER: Well, I apologize.

9 MS. CHUKWU: Good evening. My name is Charity Chukwu.
10 I grew up and still live in Ward 7, and I'm a psychology student
11 at UDC's main campus. The nature of my major means that I
12 regularly rely on research databases and the archives to complete
13 my work, even personally access to information, sustainable
14 access to that information and reliable support to help people
15 access that means the world to me but, frankly, there have been
16 inadequate transparency and accessibility of information to the
17 student body about the progression of this project.

18 What was it about the past few months that spread word
19 and engaged more diverse perspectives about this from the student
20 body more effectively than years of government funded community
21 outreach? For myself, I check my emails a lot. It is the best
22 way to contact me, and it is the reason I was able to know to
23 come today. The only email I found about this or in regard to
24 this was from this past April and it was about the building's
25 design. Nothing in that flyer informed of its demolition. No

1 | urgent messages from UDC communications or from the UDC
2 | communications email, nothing from UDC faculties and nothing from
3 | a UDC administration.

4 | Students' needs and requests were also prioritized
5 | rather poorly. What will come of the building's photography dark
6 | room closed to students and teachers for nearly five years? Where
7 | were the efforts to inform them properly and relocate them before
8 | the demolition was to occur?

9 | And since it's apparently well-known that the student
10 | housing has been a need for a very long time, the fact that it
11 | wasn't considered in the end hurts, as limited housing has
12 | negatively impacted me and my progress in school for the past two
13 | years and continues to do so. I imagine that if the option for
14 | housing were brought to the student body, this discussion would
15 | be much different.

16 | The Zoning Commissioners should reject this application
17 | and Building 41 should not be demolished for the D.C. Archives.
18 | There needs to be more discussion about that actually involves
19 | the people who you're taking this campus -- who you're using this
20 | campus for. It's not for you to allocate to us. It is the other
21 | way around. Thank you for your time.

22 | VICE CHAIRMAN MILLER: Thank you, Ms. Chukwu.

23 | And thank each of the panelists for hanging in there
24 | for your -- for hanging in there for five hours to present your
25 | verbal testimony, and we appreciate that, and we appreciate the

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1 written testimony that some of you have provided as well, which
2 we've read.

3 I'll turn to my chairman and see if he wants to take
4 back the gavel and see if anybody has any other further questions
5 or comments.

6 CHAIRMAN HOOD: Chair Miller, I enjoyed the time off
7 as they say. Now, let's see if we have any --

8 VICE CHAIRMAN MILLER: Don't get used to it.

9 CHAIRMAN HOOD: Let's see if we have any questions or
10 comments. Anybody? I'm going to just say "anybody." I'm looking
11 for a hand. Commissioner Imamura.

12 COMMISSIONER IMAMURA: Just really quick, Mr. Chairman.
13 I think, as I've said before, there's a common theme here, but
14 what strikes me is that many of the letters in opposition in the
15 record, none of them are not form letters. They're authentic
16 letters written.

17 So while the design of the building may receive B-
18 plus/A-minus, because we still need to resolve the Greener
19 Government Buildings Amendment Act and resolve that, I think the
20 outreach here or the messaging -- I want to be very clear. Maybe
21 not outreach, but the messaging is certainly less than that, and
22 so the testimony tonight is an exhibit of that and I think we
23 can do better. I think the Applicant can do better on their
24 messaging.

25 So I'm not sure how much longer we're going to go

1 tonight, Mr. Chairman, but I think that is my message back to
2 the Applicant, that we can do -- they can do a better job with
3 their messaging, and that's all that I have now.

4 CHAIRMAN HOOD: Okay. Anybody else? I would just say
5 this, Derriann. Derriann Johnson, if you could come back up. up.

6 MS. JOHNSON: (Indiscernible.)

7 CHAIRMAN HOOD: Yeah, I can hear you. Good. I wanted
8 to ask you a couple of questions right quick.

9 MS. JOHNSON: Hello.

10 CHAIRMAN HOOD: So the -- and I appreciate as mentioned
11 by my colleagues, the theme of what we're hearing, and no form
12 letters and I appreciate -- most students don't do that.

13 And I think you were the one to mention about "if we
14 had somebody.." I always tell people, "be careful when you say
15 stuff or what you ask for when you talk about it to the
16 Commission," because I have two grandkids in college right now,
17 so I understand. I get it. I'm learning the new way college is
18 being done, and I used to say, "they keep me hip," but that's
19 not the new word. They have to tell me, but I just will say
20 this.

21 Housing at the University of the District of Columbia
22 has been going on. That's been the issue for 40 years, but what
23 I appreciate about what I'm hearing from the students is
24 that -- and we have a new president. I have to give him the
25 benefit of the doubt, and I'm not sure who all the new trustees

1 are, but I got to give them the benefit of the doubt. I think
2 that -- I'm hoping that there will be more engagement in some of
3 the needs, and I think Mr. Smalls -- or Mr. Autry Smalls and
4 yourself have mentioned the needs of the students. I think it's
5 very important, especially -- and I say this all the time in
6 other avenues and other things that I do, "You have to listen to
7 the people who are most impacted." The students are most
8 impacted.

9 This is like me going to a meeting and everybody -- and
10 you said it, everybody there, nobody has any kids in school, but
11 everybody has decided what goes on at school, and I'm dealing
12 with some of that over here in my area now, so I want you to know
13 I appreciate your testimony.

14 Zoning, we have a limit of what we're supposed to be
15 looking at. One of the things that we are going to hit on is
16 what Commissioner Imamura and others have mentioned about what
17 BOE is saying, and how we can get to the zero piece. That's
18 stuck in my mind, but I'm going to also follow up and see -- and
19 I forgot who said it, but there could be an offset.

20 Okay. If you're going to do this, how are you going
21 to get us what we need? And I heard that from one of the students.
22 I can't remember exactly which one it was. So that's all I'm
23 going to say on that, because I'm -- we're going to try to finish.
24 I think, Ms. Schellin, how many people do we have left?

25 MS. SCHELLIN: We still have a few left.

1 CHAIRMAN HOOD: Okay. Okay.

2 MS. SCHELLIN: Hopefully.

3 CHAIRMAN HOOD: I'm going to try to -- we're going to
4 try to finish, unless I hear one of my colleagues say stop,
5 because they waited this long, we can go some longer.

6 So I want to thank that panel. We really appreciate
7 your testimony and especially everyone, but especially the
8 students. All right. Let's bring up the next five, Ms. Schellin.

9 MS. SCHELLIN: Okay. We have -- let's see, Karla
10 Thompson already testified, I believe. So we have next, Mike
11 Beller. Glacia Martin.

12 Mr. Young, I did not see Coy McKinney, but if you would
13 look. Okay. And Rodney Burton, and there's one more, Chairman
14 Hood. It's actually one more opponent and one undeclared, if you
15 want me to just call both of them.

16 CHAIRMAN HOOD: Just bring everybody up. If we can get
17 them all up, let's bring them all up.

18 MS. SCHELLIN: Okay. John Irungu and Andre Coelho, and
19 I believe, Mr. Young, there's an Andre Lee. I'm thinking that
20 may be the same person, so it's the only Andre I saw.

21 CHAIRMAN HOOD: Okay. Let's bring Mr. Lee and everybody
22 up.

23 MS. SCHELLIN: And Rodney Burton and John Irungu get
24 five minutes. Everyone else, three minutes.

25 MR. YOUNG: I don't see either of them.

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1 MS. SCHELLIN: Okay.

2 CHAIRMAN HOOD: Okay. Let's begin.

3 MS. SCHELLIN: That's it.

4 CHAIRMAN HOOD: Let's go with Glacia Martin.

5 MS. MARTIN: Can you guys hear me?

6 CHAIRMAN HOOD: Yes, we can. You can go right ahead.
7 Introduce yourself too, please.

8 MS. MARTIN: Okay. Good night. My name is Glacia
9 Martin. I hold a Bachelor of Science in Biomedical Engineering
10 from the University of the District of Columbia. I graduated on
11 May 20th, 2023. I've been a student since January 2019, and I
12 can say with 100 percent fact -- it's a 100 percent fact that I
13 did not -- was not aware of the demolition of Building 41 until
14 May of this year.

15 After scouring my email, I found two emails from UDC
16 Communications. And it reads, I quote, "The University is
17 planning a renovation and expansion of the Bertie Backus campus.
18 The University is required to submit a campus master plan for
19 D.C.'s Zoning Commission. Please complete a survey to share your
20 ideas." That is the email that we got. That email was sent
21 November 21st, 2022, and December 7th, 2022.

22 Those emails do not state anything about demolishing
23 Building 41, and also I'd like to note the fact that these emails
24 were sent around the time when we have finals. No student is
25 going to open up this email around the time we have finals, okay.

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1 That's just how it is. We have more pressing matters to attend
2 to.

3 Another point that I would like to make is about student
4 housing. You said, yourself, this has been an issue for over 40
5 years, but these people who we've never seen before in our entire
6 life have no idea what it's like to need emergency student housing
7 and being told that they cannot have it, because they don't have
8 the space when there's a perfect -- there's an empty building
9 right there that is going to be demolished to construct the D.C.
10 Archives building.

11 I'm sorry, but housing just takes top priority in this,
12 at this point. The other thing I would like to mention is that
13 Building 41 was home to CommuniKids, which is a daycare that's
14 been open for three years. That daycare is now going to have to
15 be shut. It was free for the residents of D.C. in the community,
16 and now we don't have it anymore because of the demolition of
17 the building. This is -- this was part of what cemented UDC as
18 a central figure of the community.

19 While having the D.C. Archive building is great, we
20 just think that there are more pressing concerns. There are
21 other things that we can do with the building, and so I think
22 that moving forward there should be more communication about what
23 the plan is and give us a voice and a say in what goes and what
24 doesn't. Just because UDC is a public school, does not mean that
25 the students don't get to have a say. Thank you.

1 CHAIRMAN HOOD: Thank you. Let's go to -- I see Michael
2 Beller and Maddie Beller, but let me go to Michael -- let me go
3 to Maddie Bella first.

4 MS. BELLER: Hi. My name is Maddie Beller. As a D.C.
5 resident, a recent graduate with a degree in environmental
6 studies, and a volunteer at UDC's CAUSES' garden, I'm worried
7 about the demolition of Building 41. My dad also testifying
8 today lives across the street from UDC. He first took me to the
9 CAUSES garden, and I was amazed by the amount of food grown in
10 these spaces and the community that the garden has created. I
11 worry for his health and the health of the environment if this
12 building were to be demolished and construction began on a new
13 building.

14 According to the Green Building Council, just three
15 materials are responsible for 23 percent of global CO-2
16 emissions. These materials concrete, steel, and aluminum are
17 mostly used in the building sector. In fact, the global
18 construction industry consumes over a third of all resources
19 extracted annually, according to the EPA.

20 If this building is torn down, will all of its materials
21 be sent to the landfill? These are valuable resources that are
22 just being thrown away, driving up financial and environmental
23 costs to the project. Not only are new buildings and their
24 materials environmentally costly, but there are very valid public
25 health concerns as well.

1 According to the EPA, construction sites are
2 responsible for 14.5 percent of particulate matter in the air,
3 in the U.S. This particulate matter can travel for blocks.

4 In the case of Building 41's, City representatives
5 acknowledged that this building contains asbestos. There's no
6 safe level of exposure to asbestos. I worry for the health of
7 all UDC students and community members if this building is torn
8 down.

9 With the UDC campus planning process stating its key
10 intent to quote, "minimize negative impacts of campuses on
11 surrounding residential areas," I worry that the lack of
12 information about the building's hazardous materials may not
13 adequately align with this intent. I don't see how it's possible
14 for the public or the Zoning Commission to weigh in on this
15 project until further information is provided, particularly
16 regarding hazardous materials in Building 41. With public tax
17 dollars, including my own, going into this demolition and
18 construction, we need more information before we put ourselves
19 and our environment at risk.

20 We need to set requirements for new buildings and
21 existing building renovations to minimize environmental and
22 public health risks. Municipal procurement could shift the
23 market towards clean construction and D.C.'s role is vital, and
24 this is vital, and we need to lead by example.

25 I urge the Zoning Commission to reject this

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1 application. This project should be put on hold until meaningful
2 community engagement is done and information about the
3 consequences of this project, particularly the public health
4 aspects is shared with the public.

5 Thank you all again, Commission, for being here
6 tonight. Thanks.

7 CHAIRMAN HOOD: Thank you. Hold tight. May have some
8 questions. Michael Beller. Are you -- you're still on mute.
9 Unmute yourself.

10 MR. BELLER: Okay. Unmute myself. My name is Mike.
11 Thank you for testifying, Maddie. I'm so proud of you.

12 My name is Michael Beller. I've lived at the Van Ness
13 North Cooperative on D.C. Terrace for more than 10 years, and I'm
14 a volunteer at the Community Garden. I only learned of the
15 application in April 2023 from another garden volunteer.

16 As one of the largest and closest residential
17 communities to the UDC campus, I would have expected the residents
18 of Van Ness North to be contacted directly for engagement and
19 input on this huge project. That did not happen.

20 As you can imagine and as you've seen from the
21 outpouring of genuine concern tonight, imagine what the
22 outpouring would have been if people had been notified earlier
23 and been able to participate. This is an incredible turnout.
24 The application should be rejected. The project should be on
25 hold until there's community engagement and information about the

1 impact of the project is shared with the public.

2 The garden volunteers are a wonderful diverse group of
3 UDC students, alumni, and community members. The community
4 garden and its volunteers are something a public university
5 should be proud of and should support. I've worked on the green
6 roof and the gardens on the campus grounds for more than three
7 years.

8 For me, as a semi-retired senior, the experience has
9 been educational, social, and a valuable volunteer opportunity.
10 We grow seedlings for many D.C. elementary and middle schools,
11 giving local kids an introduction to gardening and the
12 opportunity for hands on learning. We donate fresh organic
13 produce to the UDC Food Pantry and the Feed the Family Pantry
14 across the street from UDC.

15 The Roof Garden is a showpiece for the University.
16 It's 20,000 square feet, about half an acre, and supports the
17 production of a wide variety of food plants as well as planting
18 experiments for the school. It's a fragile gardening
19 environment. I've seen public officials, student groups, and
20 even international engineering groups tour this impressive
21 facility. The Green Roof is immediately adjacent to Building 41
22 and will be severely impacted by its demolition, and as we've
23 seen, the garden surrounding Building 41 will be destroyed.

24 As Dean O'Hara mentioned, particulate matter is -- will
25 emanate from the demolition and the Green Roof will be adversely

1 effected.

2 I have yet to see an analysis of the environmental
3 effects of demolition. The application will have adverse effects
4 on the Van Ness Urban Food Hub, which is a major project of
5 CAUSES.

6 I'm disappointed that UDC officials, including the
7 leadership of CAUSES, are failing to investigate the impact of
8 the project in connection with these programs, which UDC and the
9 City take such great pride in.

10 CAUSES has on its faculty and within the student body
11 are environmental scientists who can help perform the analysis
12 that we need and must have. Why has that not been asked? Why
13 hasn't the student body in the community been invited for
14 meaningful engagement in this process?

15 I do support the District's desire for a modern archive
16 facility. It should not come at the expense of UDC student and
17 faculty needs, the Van Ness Urban Food Hub, and the environment.
18 The application should be rejected. Project should be put on
19 hold until its full impact is analyzed and shared with the public.

20 Thank you, very much.

21 CHAIRMAN HOOD: Okay. Thank you. Let's go to Coy
22 McKinney.

23 MR. MCKINNEY: Good evening. My name is Coy McKinney.
24 I'm an alumni of UDC's David A. Clark School of Law and a former
25 founding member of the UDC Garden Club.

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1 While trying to decide whether I want to be a lawyer
2 or not, I got interested in Urban AG and helped start the UDC
3 Garden Club. After ultimately deciding not to pursue a legal
4 career, Dr. Sabina O'Hara gave me a break and put me in charge
5 of implementing and maintaining a grant to create the Garden of
6 Census, which was installed around Building 41. As I moved on
7 to eventually become a teacher, Mary Beth, and CAUSE took over
8 and kept the spirit veggies and produce growing. So when they
9 informed me that all the work that's been put into the Garden
10 for over a decade was about to come to an end, I was disappointed,
11 but, unfortunately, given how things happen in D.C., I wasn't
12 surprised.

13 So you guys have heard a lot of testimony tonight, and
14 I won't belabor all the excellent points that have already been
15 made, but my main thing is just to urge true public participation.

16 In Southwest, I've seen development essentially run
17 rampant without much concern for the needs of the residents most
18 in need, and I don't want to see that happen again. In one
19 project, I was actually meeting -- I met with an Applicant, met
20 with them three or four times, and they didn't bring a pen to
21 the meeting, so they weren't taking notes, any of the concerns I
22 had ultimately were ignored, and I don't want to see that happen
23 with this project.

24 So hopefully, you know, the student that was doing the
25 survey. Hopefully, that can be pushed and the Applicant can

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1 actually have full engagement with not just the students, but the
2 surrounding community. I'll save you the rest, because you've
3 heard enough tonight. Thank you.

4 CHAIRMAN HOOD: Thank you. Let's go to Ms. Marcella
5 Burton, or -- I'm sorry. Rodney Marcella Burton. You're on
6 mute. You're on mute. Unmute yourself. Can you unmute yourself?
7 You're on mute.

8 MS. BURTON: Can you hear me now? Hello.

9 CHAIRMAN HOOD: Yes, we can hear you now. You might
10 want to speak up, but we can hear you.

11 MS. BURTON: Okay. My name is Rodney Rochele Burton.
12 I'm an alumni, former faculty member of the University of the
13 District of Columbia. I live on Maryland Avenue at Carver
14 Terrace. I heard about the proposal to demolish Building 41 late
15 August from faculty members, students, and my fellow-master
16 gardener colleague. I heard from it from the UDC -- from a UDC
17 notice of publication.

18 The UDC administration did not ask me or the community
19 how we wanted Building 41 used or whether this project serves the
20 needs of the community, the students, faculty, or the mission of
21 the University of the District of Columbia.

22 It is true that D.C. should have an archive. I know,
23 because I have in the past had a tough time researching
24 information regarding the business and the City Council in the
25 District of Columbia. This plan is not effective, nor, is it

1 safe or appropriate to infect our environment and damage and
2 remove (indiscernible) perhaps, Building 44 and surrounding
3 spaces connected to the Building 41.

4 UDC removes the library and other academic and training
5 departments and the daycare center. It seems to be like a great
6 deal of suffering to students, administrators, faculty and
7 workers, all personnel, as well as nearby communities who will
8 incur from this destruction of Building 41, and from what I hear,
9 it's tearing down -- it certainly harms the atmosphere around in
10 Dennard Plaza, and will incur much discomfort, I think.

11 There will be health effects of air and likely the loss
12 of (indiscernible) garden, such as we have.

13 We must remind ourselves of a very important fact, we
14 have some legally binding information regarding the mission of
15 UDC.

16 The University of the District of Columbia is an urban
17 land grant public institution of higher learning. It is the only
18 historically black college university, urban university
19 institution in the United States. Therefore, we must ask
20 ourselves, how is the new archive, the Mayor and City councilmen,
21 and planners and zoning authorities going to serve present and
22 future college students? How is your District of Columbia archive
23 going to enhance training, academic courses, degree programs, and
24 archival and native areas of study. To destroy Building 41,
25 though it is in need of critical repairs, is to nibble away at

1 the (indiscernible.)

2 Our institution has had its ups and downs, especially,
3 the downs. We've had to, Connecticut Avenue, to reduce it to a
4 community college, meddle with its budget, have stood the tests
5 of all these issues and more, but did not budge from our
6 responsibility to maintain and protect our mission and commitment
7 to provide higher education for lower/middle class students and
8 community members since 1975 when I graduated and before.

9 I am appealing to you during a commission to put this
10 application -

11 CHAIRMAN HOOD: Give us your closing -- your closing
12 thought, please.

13 MS. BURTON: This is -- to reject this application. I
14 thought I had five minutes. This project should be put on hold
15 until we have meaningful discussion that is inclusive, equitable
16 in representation of students, faculty, community members,
17 administrators, and Council about how this building should be
18 used or replaced.

19 Does the plan -- in conclusion, does the plan reflect
20 or take into account the mission of the historically black urban,
21 land grant University established to serve the residents of the
22 community. Thank you. President of Carmen Terrace Residential
23 Association.

24 CHAIRMAN HOOD: Thank you very much. Let's see if have
25 any -- I think that's everybody, right, Ms. Schellin, or did I

1 leave somebody out?

2 MS. SCHELLIN: That should be everybody. Did Ms. Martin
3 testify?

4 CHAIRMAN HOOD: Yes. Ms. Martin went first.

5 MS. SCHELLIN: Okay.

6 MS. MARTIN: Yes, I did.

7 MS. SCHELLIN: Yes, so that's everyone.

8 CHAIRMAN HOOD: Okay. I want to thank each and every
9 one of you for your comments and your testimony. We appreciate
10 you also being the last panel and staying with us until about
11 9:27, so let's see if my colleagues have any questions or
12 comments. Anybody? Commissioner Imamura.

13 COMMISSIONER IMAMURA: Yes, sir. Thank you. It is
14 getting late at night, but I don't want to oversee this point
15 about -- that Ms. Glacia Martin made about when communication
16 goes out. So the Applicant, I hope they listened carefully that
17 when you send those messages out, it is important to send them
18 out to everybody, so please be mindful about when you send the
19 messages out to the student body, both, faculty and staff.

20 CHAIRMAN HOOD: Okay. Any other comments? Ms.
21 Moldenhauer, do you have any cross-examination?

22 MS. MOLDENHAUER: No cross-examination of this panel.
23 Thank you.

24 CHAIRMAN HOOD: Okay. All right. Thank you all very
25 much, and we appreciate your testimony. Again, I would encourage

1 | you to watch the deliberations. I encourage everybody to watch
2 | the deliberations if we get to that point. All right. Okay.

3 | Ms. Moldenhauer, do you have any rebuttal or a closing?

4 | MS. MOLDENHAUER: I think we have maybe, like five,
5 | maybe, minutes of rebuttal to just address some of the comments
6 | that we heard tonight.

7 | I would ask that, you know, if we can re-introduce our
8 | panelists from the Applicant's team. It will be very quick to
9 | just try to touch on the high level of the points here today.

10 | As you bring the panelists team from the Applicant back
11 | on, I would just note that out of the 26 individuals in
12 | opposition, I counted approximately 18 or more all focused, or
13 | were either members, or heard of this issue from the Garden Club.

14 | I would also note, and we can provide this in
15 | supplemental information that the University has garden
16 | facilities that are part of its overall Garden Club. There are
17 | four locations here on Van Ness campus, only one is being
18 | impacted.

19 | We also have gardens on the Lamond-Riggs campus, at the
20 | Firebird campus. There are also new gardens located on the PR
21 | Harris Urban Food Hub, as well as an East Capital site that is
22 | connected with an MOU with the D.C. Housing Authority.

23 | The University, obviously, is very proud of these
24 | amazing opportunities and amazing programs and as indicated
25 | earlier by Vice President Javier Dussan, they are committed to

1 showing location of one-to-one replacement on that of the land,
2 and we would supplement that in a filing in the next two weeks.

3 I will turn to ask just two brief questions of Mr.
4 Scott Teixeira. One, if you could address the question of the
5 DOEE question about the environmental issue for reuse of
6 materials at the building and the other question from DOEE that
7 was not related to net zero. That would be helpful.

8 And then, obviously, I think the question of demolition
9 will be addressed mostly in the filings that were requested by
10 Commissioner Miller and we'll be supplemented in the record.

11 So I'll turn it over to you, Scott.

12 MR. TEIXEIRA: All right. Thank you. Scott Teixeira,
13 Hartman-Cox Architects. Can everyone hear me?

14 COMMISSIONER IMAMURA: Yes.

15 MR. TEIXEIRA: Okay. Yes, so to this issue of embodied
16 carbon impact and the environmental impact, I mean, our firm
17 Hartman-Cox, we truly understand the value of the embodied energy
18 that's in these buildings. We've been an advocate for renovating
19 buildings for more than half a century. In fact, our firm is
20 well-known within the City and actually renowned nationally for
21 our proliferous renovation work that we do.

22 I can assure everyone that the decision to demolish
23 Building 41 was the result of thorough analysis and thoughtful
24 deliberation. You know, contrary to the reference example that
25 DOEE gave in their report that was submitted to the Commission,

1 | which involves a public library, an archival facility must be
2 | capable of supporting extraordinarily high structural design
3 | loads.

4 | According to the University's records, Building 41's
5 | structure is only capable of holding 100 pounds per-square foot.
6 | Two of the floors were designed for the library. They can hold
7 | 125 pounds. Our building needs to be able to support 375 pounds
8 | a square foot. That's triple.

9 | So when we did the analysis of the structural
10 | strengthening strategies that are commonly deployed to reuse
11 | existing structures, which consists of fiber reinforced polymer
12 | composites that are applied to the structure, they were nowhere
13 | near or capable of increasing the strength to that magnitude.

14 | The only feasible method of strengthening is
15 | essentially to construct a brand new structure to re-support all
16 | the floor structures and beams and new columns alongside the
17 | existing, which results in a further reduction of the floor-to-
18 | floor height, which Dr. Matthews had already noted in his original
19 | testimony as one of the factors that made it difficult to put
20 | the archives program, it's volumetric, it's cubic storage
21 | requirements in this building. Once you recalculate all the
22 | storage densities for that loss of height, now the project
23 | requires half again, more floor area. This is just a natural
24 | result of the calculation.

25 | So it just made it no longer possible to really fit the

1 building in the available area and then, as anyone who referred
2 to our 2018 Co-location Study may know, which reviews the analysis
3 of all five alternatives that were considered, the scenarios with
4 additions had no feasibility because as I understand it, the
5 University had no funding to carry out the renovations for the
6 portions of the plans that our project can't occupy.

7 So we will attach those reports and documents to our
8 supplement that I believe the lawyers will file after the meeting,
9 but we certainly, as I have mentioned earlier, are employing all
10 the other strategies available to address carbon impact, which
11 is we're trying to reuse as much of the existing structure as we
12 possibly can. And we are also exploring all the other available
13 mitigation opportunities for reducing carbon like they use the
14 recycled concrete and steel to the greatest extent possible.

15 A lot of these conversations will become even more
16 activated once DGS is able to engage the construction manager for
17 this project, which should be in the next couple of months.

18 And, Meredith, that's the end of my response.

19 MS. MOLDENHAUER: Thank you very much for being really
20 to the point and I think comprehensive.

21 Mr. Dussan if you could just -- there was a lot of
22 comments about, you know, housing. Can you just reiterate, maybe,
23 the University's position on housing and the intent for the Garden
24 Club? Thank you.

25 MR. DUSSAN: Yes. I think I'll focus on the student

1 housing portion just because of time, if you don't mind, but we
2 -- student housing is the, you know, the most important priority
3 at this point and we have a couple of other sites on campus as
4 options for student housing.

5 We are also exploring other options around the
6 neighborhood to increase student housing. We've looked at the
7 possibility of acquiring the Days Inn. We are looking at master
8 lease agreements. We're also looking at the Intelsat as an
9 option, so we are not abandoned -- we have not abandoned the idea
10 of student housing and just to close, because somebody mentioned
11 it as well, a cafeteria was opened at the University a couple of
12 weeks ago. I'm very proud to announce that we have a brand new
13 cafeteria, fully renovated cafeteria food. Chick-fil-A is on
14 campus and Foot Lockers at the student center, so I hope that
15 summarizes the answer. Thank you very much.

16 MS. MOLDENHAUER: Thank you, very much. I would just
17 make one final note that, you know, in connection with the 2020
18 Campus Master Plan, the University did extensive outreach. They
19 conducted many, many meetings as well as internal and external
20 surveys. The surveys received comments back from 137 students
21 and staff and 65 exterior individuals, and so -- and that
22 obviously culminated in the determination, you know, to locate
23 UDC's archives at this location on the campus, as well as placing
24 housing in other locations.

25 I have no other rebuttal. I can, if there's any cross-

1 examination of either of those two witnesses, we can do that, or
2 I can provide a brief closing statement.

3 CHAIRMAN HOOD: Let's do cross first, but I do have a
4 question that I'd like to start off with, and I'm not going to
5 ask President Eddington. I'm not going to ask him this. I'm
6 going to go to Vice President Dussan.

7 How do you interact with the young folks? How are they
8 going to be a part? And as you heard tonight about housing, and
9 I'm sure this is not the first time you've heard that, and I
10 think the way one of them put it, I want to say, Smalls, Mr.
11 Smalls, about the students' needs. How do you all interact with
12 the students?

13 MR. DUSSAN: So there are many ways in which we do that
14 and one of them, and I recall in the most recent Board of Trustees
15 meeting, the students wanted to talk and the Trustees welcomed
16 that opportunity and they voted, because this particular
17 participation from the students was not on the agenda that day,
18 but the Board of Trustees opened the floor to the students. We
19 heard them. I then subsequently after the meeting spoke with
20 them. They have personally my email address. There have been
21 several forums about other things, like during the pandemic about
22 what was -- what we were doing with Covid.

23 So we'll take those opportunities to also update the
24 students, staff, faculty on what we're doing, and we'll continue
25 taking those opportunities, but I'm also open to a one-on-one

1 conversation, if necessary.

2 CHAIRMAN HOOD: So let me ask, do the Board of Trustees
3 have a couple of student members on the Board of Trustees?

4 MR. DUSSAN: There is, I believe, one student trustee,
5 yes.

6 CHAIRMAN HOOD: They have a representative. Okay.

7 MR. DUSSAN: Yeah.

8 CHAIRMAN HOOD: All right. I know typically that's how
9 it works. I do have another question, but it is started -- and
10 I think it left me about four hours ago.

11 Let me see if my colleagues have a question, then I'll
12 come back. Any questions, Commissioner Imamura?

13 COMMISSIONER IMAMURA: Thank you, Mr. Chairman.

14 Ms. Moldenhauer, I do have a question for you. So I
15 know you have made a comment about looking back at the
16 legislation, the history of the legislation for the Greener
17 Government Building permit and trying to find out whether that
18 really applied to this particular facility.

19 I certainly understand that this is a unique project
20 type, but my question for you is if we skirt the Greener
21 Government Building Amendment for this facility, for this
22 project, what sort of precedent does that set for other government
23 buildings that may try to do the same thing? Why is this
24 different?

25 MS. MOLDENHAUER: One, I do believe that this building

1 is different, and I think that potentially our project architect
2 could talk about how the construction and the needs of this
3 building are very unique in regard -- and I've been on many
4 meetings and many discussions, so I can just give you a quick
5 summary here and we're happy to supplement this information in
6 the record, but there are obligations to both heat and cool the
7 building at the exact same time, which creates a very unique
8 mechanical requirement.

9 The overall requirements for maintaining and preserving
10 the documents in a specific type of environment also create
11 challenges that you don't have when you're building an office
12 building, you don't have when you're building a library, or a
13 normal library. This is obviously an archival building, but when
14 you're -- or when you're building a D.C. school.

15 The District and DGS is committed on addressing this
16 issue. We also want to make sure that we give it the amount
17 of -- the specific amount of time, and given these unique factors
18 I just mentioned, these are very complicated issues that require
19 multiple consultants and conversations amongst our team.

20 We are committed to reviewing them, but we also felt
21 as though, given the long history of this project, we wanted to
22 move forward with the Zoning Commission case and allow us to
23 address that in the due course of the application and the building
24 permit process.

25 COMMISSIONER IMAMURA: All right. I appreciate the

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1 response, and I certainly -- so as design professionals, I think,
2 we get that pretty easily but, again, this goes back to my theme
3 about better messaging.

4 So better messaging about that this is a unique
5 project-type, because this is about archival storage and has
6 special requirements established by (indiscernible). So, again,
7 better messaging out there for the layperson, for the general
8 public to understand so that they can get up. You know, I get
9 it. It's a totally different building, right. So, all right, I
10 appreciate that response. It's getting late. Thank you, Mr.
11 Chairman.

12 CHAIRMAN HOOD: Thank you. Any other questions?

13 I will say this, though. I've heard a lot of people
14 say they were unaware, and I believe that. But I also know that
15 as the ANC Commissioner mentioned, there were some people that
16 were aware and this is something that we run into quite a bit,
17 and I don't take either one of them lightly. I try to make sure
18 that we are very considerate of both positions, the ones who know
19 and the ones who don't know.

20 But let me ask you this, Vice President, and I don't
21 want to talk -- get on the President right now, because I know
22 he's still new, so I'm going to ask the Vice President, you've
23 been around. I believe you've been around, so you are going to
24 tell me how long? How long have you been around?

25 MR. DUSSAN: About two years now.

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1 CHAIRMAN HOOD: Oh, yeah. I feel good. I don't feel
2 bad asking you questions.

3 The students, is there a grounds (indiscernible) for
4 additional housing, or is this a feud that's needed? Have you
5 all done an analysis? I'm just curious because one of the things
6 that the student said that's going to stick with me. I'll
7 probably mention it again, even when we get ready to have our
8 deliberations, is their needs. Those comments to me really got
9 to me, "their needs."

10 Is there a lot of people who are willing to have housing
11 near or on the campus, or kind of tell me what you all's
12 evaluation has been.

13 MR. DUSSAN: Sure. I think it goes beyond -- and I
14 appreciate the question, because I think it goes beyond just the
15 actual need of the students, which is real. It's also the
16 opportunity that will give the University to expand their reach
17 and use the student housing as an opportunity to bring more
18 students into the University and reach beyond our city, our
19 neighboring states, maybe go international.

20 So we see it and not only as an opportunity to provide
21 a solution to a real need for our students, but also to increase
22 the opportunity for recruiting.

23 CHAIRMAN HOOD: I know years ago the numbers were --
24 and I'm going to end on this -- I know that years ago the numbers
25 were down. I'm hoping that they're coming back up, and I'm not

1 going to necessarily get into this, this was before, but I was
2 just trying to figure out the need.

3 So anyway, any other questions or comments? Vice Chair
4 Miller.

5 VICE CHAIRMAN MILLER: Just quickly, I just wanted to
6 thank the Applicant, and Ms. Moldenhauer, the UDC team, DGS, for
7 all the work on this case and I appreciate the responses that's
8 been provided here tonight and the promise to provide in a
9 supplemental statement, additional written responses to the
10 concerns that have been raised, both by the public and
11 the -- and my fellow -- myself, and my fellow Commissioners, the
12 request for certain documents or links to documents that are
13 related to the decisions that have been made to demolish and
14 replace with the archives and the status of, as my other
15 colleagues have mentioned, the status of efforts to fulfill, to
16 address housing and maybe childcare needs on campus or near
17 campus.

18 And most importantly, as Ms. Moldenhauer, you didn't
19 mention in your supplemental statement, as to the tightening up
20 of the commitment to the one-for-one replacement of the existing
21 community gardens that exists there, both during the construction
22 phase and afterwards, just to at least address in writing what
23 that commitment that you have made verbally is. What the details
24 are to the extent that you can provide them. That would be
25 appreciated.

1 So nothing else, Mr. Chairman. I thank everybody, all
2 the public for their time and participation and we'll continue
3 to work on this.

4 CHAIRMAN HOOD: Okay. Ms. Moldenhauer, give us a
5 closing-closing.

6 MS. MOLDENHAUER: Very quick closing.

7 CHAIRMAN HOOD: That's what I mean, a quick one.

8 MS. MOLDENHAUER: So as Dr. Lopez Matthews and
9 Secretary Bassett mentioned at the very beginning of this
10 hearing, this is a critical need for the District of Columbia to
11 locate an archive facility here in D.C. We currently have 19
12 different locations that house our prized material, and also our
13 agency's data and information.

14 We are very excited that this has come to the conclusion
15 where we are here before you tonight. This started back in 2012.
16 There were multiple locations all over the District that were
17 analyzed, that will be provided to you and submitted in
18 supplemental documents, as determined that they could not locate,
19 or they were no longer viable as time went on.

20 Finally, it was confirmed that this would be located
21 at the University of the District of Columbia. This Zoning
22 Commission reviewed that proposed use as being consistent with
23 the Campus Master Plan. We went through many, many community
24 meetings. That was part of the discussion, part of the ANC
25 meetings, part of our discussions with students and staff that

1 | this was going to be potentially the location for the D.C.
2 | Archives on the University.

3 | We see an amazing amount of potential benefits as you
4 | heard from both our witnesses as well as individuals in support,
5 | about the benefits for both students, residents, and the
6 | University, and we believe those to be true.

7 | We are here. We filed the application in June. We
8 | started our ANC community outreach about this specific
9 | application in April. At that April meeting, we started to hear
10 | some concerns about the community garden, and we were on top of
11 | that. We did go out to the communities, and the neighbors, and
12 | the students and we had conversations. We tried to work
13 | internally to determine an opportunity and an analysis.

14 | As you saw from our Project Architects presentation,
15 | we reviewed and analyzed the square footage and the size of the
16 | gardens, as well as indicated gardens at Lamond-Riggs and
17 | Firebird, and the PR Harris and the East Capitol campus.

18 | The University is committed to providing you with a
19 | supplemental documentation that, to Commissioner Miller's point,
20 | does address exactly, you know, how that will be replaced, and
21 | so we believe that at the end of the day, that this project is,
22 | both consistent with our Campus Master Plan, is a benefit to the
23 | City and the University, satisfies the diversity requirements and
24 | racial equity requirements for the campus and the Comp Plan.
25 | Sorry it's late. And so we believe that based on the Office of

1 Planning support, the ANC's support, as well as the filings in
2 the record, that we have satisfied the standard, and we look
3 forward to presenting supplemental information and concluding
4 this presentation. Thank you.

5 CHAIRMAN HOOD: Thank you, Ms. Moldenhauer and also
6 President Eddington. Again, welcome, and Secretary Bassett, Vice
7 President Dussan, and Dr. Lopez, I believe, and everybody.

8 Let me just thank the whole team for presenting, and I
9 also want to thank the public, especially the students, for coming
10 down and participating in the process, and I want to encourage
11 them to stay engaged and, I think that it's important that they
12 stay engaged, but I want to thank everybody.

13 Let's continue to do the collaboration. The Commission
14 will make a decision at some point in time, and I just want to
15 thank everybody, and especially I want to thank my colleagues for
16 sticking it out because we were going to end at 9 o'clock, so I
17 want to thank you. And I'm going to say this, I want to thank
18 Lottie, Dottie, and everybody, so I don't want to leave nobody
19 out.

20 Ms. Schellin, can you come up with some dates or
21 something? You can tell it's getting late. I said some dates
22 or something.

23 MS. SCHELLIN: We checked with the Applicant, and
24 they'd like two weeks to provide the responses that the Applicant
25 -- or that the Commission has asked for. So that will put us to

1 3:00 p.m. on October 5th. And then the ANC, since they are the
2 only party, and OP and DDOT too, if they choose to respond, can
3 provide a response by 3:00 p.m. on October 12th.

4 The record is closed to everyone else, except for Neil
5 Flanagan who has until 3:00 p.m. on September 26th to provide his
6 response, or his testimony and draft findings, facts, conclusions
7 of law would also be due by 3:00 p.m. on the 12th of October,
8 and then we can put this on the Commissions' October 26th public
9 meeting agenda, 4:00 p.m., for a consideration of final action,
10 so it's a one-vote case.

11 CHAIRMAN HOOD: Okay. Anybody have any questions or
12 comments? Anybody? All right. I want to thank you, but let me
13 say this, the Zoning Commission will meet again. If anybody
14 cares, it's almost 10:00 o'clock at night, but we'll meet again
15 on September the 28th, and it's our regular monthly meeting on
16 these same platforms at 4:00 p.m.

17 I want to thank everyone for their participation
18 tonight and with that this hearing is adjourned. Good night,
19 everyone.

20 (Whereupon, the above-entitled matter went off the
21 record at 9:52 p.m.)
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23
24
25

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

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