

GOVERNMENT OF  
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

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REGULAR PUBLIC HEARING  
CASE NO. 16-18G

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THURSDAY

NOVEMBER 21, 2024

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The Public Hearing 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  
GWEN WRIGHT, Commissioner  
JOSEPH IMAMURA, Commissioner

OFFICE OF ZONING STAFF PRESENT:

ELLA ACKERMAN, Secretary  
PAUL YOUNG, Zoning Data Specialist

OFFICE OF ZONING LEGAL DIVISION STAFF PRESENT:

JACOB RITTING, Esquire

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ALSO PRESENT:

DAVID AVITABILE, ESQ., Counsel for Georgetown University  
OLIVIA K. TORRES, ESQ., Counsel for Georgetown University  
JAMI MILANOVICH, Transportation Expert  
RON LEWIS, Georgetown Community Partnership  
DAVID GREEN, Georgetown Community Partnership  
BOB GROVES, Georgetown Provost/Interim President  
SHEPARD BEAMON, Office of Planning  
ERKIN OZBERK, DDOT  
TRICIA DUNCAN, ANC 3D  
CORY PETERSON

The transcript constitutes the minutes from the  
Regular Public Hearing held on November 21, 2024.

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

2 (4:00 p.m.)

3 CHAIRPERSON HOOD: Good afternoon, ladies and  
4 gentlemen. We are convening and broadcasting this public hearing  
5 by videoconferencing. My name is Anthony Hood. Joining us this  
6 evening are Vice Chair Miller, Commissioner Imamura,  
7 Commissioner -- and Commissioner Wright. We are also joined by  
8 the Office of Zoning Legal Division, Mr. Jacob Ritting, as well  
9 as our Office of Zoning staff, Ms. Ella Ackerman and Mr. Paul  
10 Young, who will be handling all of our virtual operations. I'll  
11 ask others to introduce themselves at the appropriate time.

12 Copies of today's virtual public hearing notice are  
13 available on the Office of Zoning's website. Please be advised  
14 that this proceeding is being recorded by a court reporter and  
15 is also webcast live via Webex and YouTube Live. The video will  
16 be available on the Office of Zoning's website after the hearing.  
17 Accordingly, all those listening on Webex or by phone will be  
18 muted during the hearing, and only those who have signed up to  
19 participate or testify will be unmuted at the appropriate time.  
20 Please state your name and home address before providing your  
21 oral testimony or your presentation. All presentations should  
22 be limited to a summary of your most important points. When you  
23 are finished speaking, please mute your audio, so that your  
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2 727-0789 to sign up or to receive Webex log-in or call-in  
3 instructions.

4 All persons planning to testify either in favor or in  
5 opposition must be up -- must sign up in advance and will be  
6 called by name. At the time of sign-up, all participants  
7 completed the oath or affirmation required by Subtitle Z, 408.7.  
8 If you wish to file written testimony or additional supporting  
9 documents during the hearing, then please be prepared to describe  
10 and discuss it at the time of your testimony.

11 The subject of this evening's hearing is Zoning  
12 Commission Case Number 16-18G. This is the Georgetown University  
13 2017 through 2036 Campus Plan, Campus Plan Modification with  
14 Hearing and Further Processing for Use of Car Barn for Academic  
15 and Administrative Use at Square 12-1203, Lot 0047, and Square  
16 1321, Lot 0833, 3800 Reservoir Road, Northwest and 3600 M Street,  
17 Northwest. Again, today's date is November the 21st, 2024. The  
18 hearing will be conducted in accordance with the provisions of  
19 11-Z DCMR, Chapter 4, as follows: Preliminary matters;  
20 Applicant's case -- the Applicant has up to 60 minutes, and I'm  
21 going to ask -- I don't believe I saw any opposition, so, if not,  
22 I would just ask, hit the highlights and we can be better served  
23 by asking any questions -- report of the Office of Planning and  
24 District Department of Transportation; report of the ANC;  
25 testimony from organizations and individuals. Individuals have

1 five minutes and -- organizations have five minutes, and  
2 individuals have three minutes, respectively, and we're hearing  
3 from those who are in support, opposition or undeclared. Then  
4 we'll have rebuttal and closing by the Applicant.

5 While the Commission reserves the right to change the  
6 time limits for presentations, if necessary, it intends to adhere  
7 to the time limits as strictly as possible and at no time shall  
8 be ceded. At this time -- and let me just say, I don't think I  
9 mentioned our Office of Zoning Legal Division. I may have, but  
10 I'm going to mention it again. We have Mr. Jacob Ritting. At  
11 this time, the Commission will consider any preliminary matters.  
12 Does the staff have any preliminary matters?

13 MS. ACKERMAN: Hi. So Georgetown University is the  
14 Applicant tonight, and they are represented by David Avitabile  
15 and Olivia Torres of Goulston and Storrs. Jami Milanovich is the  
16 Applicant's only expert witness and the -- expert witness, but  
17 the Applicant has three other witnesses, Robert Rose, David  
18 Green, and Ron Lewis. At Exhibit 16, we have a report from the  
19 Office of Planning in support, which will be presented by Shepard  
20 Beamon. At Exhibit 15, we have a report from DDOT with no  
21 objection to the application. At Exhibit 9, we have a report  
22 from ANC 2E in support. And at Exhibit 10, 17, and 19, we have  
23 reports from ANC 3D in support as well. That's all.

24 CHAIRPERSON HOOD: Okay. Thank you, Ms. Ackerman.  
25 Let's bring Mr. Avitabile up. And, Mr. Avitabile, before you get

1 started, good afternoon, and Ms. Torres as well.

2 MR. AVITABILE: Good afternoon.

3 CHAIRPERSON HOOD: Let me just ask, do you know of any  
4 opposition in this case, Mr. Avitabile?

5 MR. AVITABILE: I'm not aware of any.

6 CHAIRPERSON HOOD: Okay. I'm going to proceed, as we  
7 don't have any. If you could just hit maybe a five-minute --  
8 hit the highlights, and we will be better served asking our  
9 questions.

10 MR. AVITABILE: Certainly. I'll just give a brief  
11 overview and also, if you'd like, I know both Bob Rose and Dave  
12 Green are here to answer questions from the University, and Ron  
13 Lewis is also here, and we'd be happy for him to say a couple of  
14 words and give you an update on how the great experiment of GCP  
15 continues to go, but it's a good report.

16 So thank you, Chairman Hood and members of the  
17 Commission. David Avitabile here on behalf of the Applicant,  
18 Georgetown University. I'm joined by my colleague, Liv Torres,  
19 as well as members of the University team, and Jami Milanovich  
20 is our transportation expert. We're here with four items today  
21 that are amendments to the existing Hilltop Campus Plan.

22 The first amendment is to formally name it the Hilltop  
23 Campus and change all references from the Main Campus to the  
24 Hilltop Campus. And this is largely a recognition of the fact  
25 that the University, as you all know and we just talked about

1 last month, has been continuing to build out its Capitol Campus,  
2 and so what we want to do is frame each campus as -- based on  
3 its identity.

4 And so that leads us to the second set of changes today,  
5 which are to the University's enrollment methodology to address  
6 the treatment of undergraduate students at the Capitol Campus who  
7 take classes at the Hilltop Campus. As we explained in the  
8 application, the University has been growing its Capitol Campus,  
9 and this now includes undergraduate programs. In the near term,  
10 as these programs are being established, some undergraduate  
11 students will need to come and take a class or two at Hilltop to  
12 meet their academic prerequisites. And right now, under the  
13 enrollment methodology, these students would count against the  
14 Hilltop traditional undergraduate program enrollment cap. And  
15 so what the University has done is they've worked with the GCP  
16 to identify a framework by which a certain number of Capitol  
17 Campus undergraduate students would be excluded from the Hilltop  
18 cap. They would still be counted against the overall campus cap.  
19 They would only be excluded from that undergraduate cap that I  
20 mentioned.

21 And the University has also agreed to a series of other  
22 housing, conduct, and transportation commitments to insure that  
23 they will not have objectionable impacts on the surrounding  
24 residential neighborhoods. That is really the second part of  
25 what we're here to talk about tonight. The third amendment is



1 also related to our enrollment methodology and it's quite simply,  
2 you know, adding in a remedy in the -- in the unusual circumstance  
3 that we might exceed our enrollment caps. It's a commitment  
4 that, in a subsequent year or two, will reduce our enrollment by  
5 a corresponding number to make up for that.

6 And then the last change is to add in property known  
7 as the Car Barn. This is a property that the University has used  
8 for many, many years -- decades, in fact -- for University use.  
9 It's immediately adjacent to the campus on the southern boundary,  
10 and the University recently acquired it, and so we'd like to pull  
11 it into the boundaries of the Campus Plan. And with respect to  
12 that property, as we noted in our pre-hearing submission, based  
13 on conversations with our neighbors, we've agreed to add in a  
14 condition that would limit the timing and use of an outdoor patio  
15 there to insure that that won't have objectionable impacts on our  
16 surrounding residential neighbors near the Car Barn.

17 So that's a summary of the application that's before  
18 you. I think, with that, if -- Ron, if you'd like to say a couple  
19 of words, I'll turn it over to you, and then that'll be our  
20 presentation, and we'd be happy to answer questions. Thank you.

21 MR. LEWIS: Thank you, Dave. Chair Hood and members  
22 of the Commission, I'm Ron Lewis, and I co-chair the Georgetown  
23 Community Partnership for the community together with Dave Green,  
24 who co-chairs for the University. I can simply report happily  
25 that the Partnership is thriving, productive, and durable in

1 reaching consensus on a whole range of mutually important issues,  
2 as we have with the current application, which we strongly  
3 support. Now, I could leave it at that or, if you would prefer,  
4 I could provide a bit more detail for a few minutes about the  
5 Partnership's activities. Whatever you would prefer.

6 CHAIRPERSON HOOD: I think, Mr. Lewis, that will  
7 probably come up, but let us ask our questions, in that format.  
8 Again, it's good to see you, especially under these circumstances  
9 in the last few years. I remember where we were in a much  
10 different situation, and I'm always glad to now see -- I was glad  
11 to see you all then -- I mean, we had things to work out -- but  
12 I'm always glad to see you even more now. There are things --  
13 and when I read the case and then I see your name, I just want  
14 you to know it's a pleasure reading. I know -- and that's why I  
15 always ask, if there going to be any opposition.

16 I know that this will probably be a very good  
17 constructive hearing, all of them are, but this -- as you know,  
18 Mr. Lewis, when you were a Commissioner, we had to get to this  
19 point. And I always refer to another college. I never named  
20 Georgetown, but in other cases I always refer to this Partnership.  
21 And we've tried to duplicate it in other places -- I know Howard  
22 does a very good job as well -- but there's some universities  
23 that have mastered it, and Georgetown is one. People didn't  
24 think you could do it, but you've done it, so I'm -- I  
25 shouldn't -- let me leave it at that point. So we'll ask our

1 questions, Mr. Lewis. We'll have maybe a little more about the  
2 Partnership and any questions answered. So Mr. Avitabile --

3 MR. LEWIS: Thank you, Chair Hood. It's good to see  
4 you too.

5 CHAIRPERSON HOOD: Good to see you. Anything -- do we  
6 have anything else, Mr. Avitabile?

7 MR. AVITABILE: Nothing else, other than to, I think,  
8 again thank you, Chairman Hood, because I think you and the rest  
9 of the Commission are how and why we're here today together  
10 presenting this to you, so thank you again.

11 CHAIRPERSON HOOD: Okay. I used to send Maybelle -- I  
12 used to send colleges to Maybelle Bennett, so I may send them  
13 now to Mr. Lewis, but we'll see how that goes. Let's see if we  
14 have any questions or comments. Let me start off with  
15 Commissioner Imamura, you mind going first? Any questions or  
16 comments?

17 COMMISSIONER IMAMURA: Sure. Thank you, Mr. Chairman.  
18 Thank you all. This seems pretty straightforward to me, but I  
19 wanted to ask, Mr. Avitabile if someone could help me understand  
20 a bit more about the new formula that's being used to determine  
21 the undergraduate head count and maybe walk through a few examples  
22 for me. That might be kind of helpful.

23 MR. AVITABILE: Sure. I think for that, Mr. Groves,  
24 if you'd like to speak to that, I think you're probably in the  
25 best position. Bob Groves is the Provost and the Interim

1 President of the University.

2 MR. GROVES: Thank you for that question. Can you hear  
3 me? I'm stuck in a train station. Forgive me for my  
4 circumstances. So there are two parts of it; one, the traditional  
5 undergraduate cap of traditional undergraduate students of 6,675  
6 remains in place. What we've discovered is that it's hard to  
7 hit that target every year, but we can, over several years, hit  
8 it cumulatively. And so with the wonderful cooperation of Ron  
9 and his colleagues, we've agreed that if we happen to go over by  
10 five, say, one year, we'll make it up in the later year, and  
11 that's what we're doing. In fact, this year we actually did it  
12 sort of by accident I think. And so that's one feature,  
13 Commissioner.

14 The other has to do with a temporary growth in the  
15 Capitol Campus, which is our new initiative downtown, which, from  
16 a neighbor perspective, is going to take disproportionately  
17 juniors and seniors out of the Hilltop and put them in the Capitol  
18 Campus downtown. When we start that, we're going to -- we hope  
19 to start that in Fall of '25, and there aren't going to be many  
20 undergraduates there. Because of that and because undergraduates  
21 take a lot of different courses, we're seeking dispensation to  
22 have a portion of them go up and take one, at most two courses,  
23 on the Hilltop during this interim phase. And then we have a  
24 clause that says, okay, we're going to evaluate this every year  
25 to see how we're doing. At a certain point, our goal is that

1 | there would be a thousand undergraduates down there, and at that  
2 | point we can offer all the courses they need down on the Capitol  
3 | Campus and won't need this transfer. I don't know whether that  
4 | addresses your question though. Is that helpful?

5 |           COMMISSIONER IMAMURA: It was. Thank you, President  
6 | Groves. I appreciate it. Mr. Chairman, I don't have any other  
7 | questions.

8 |           CHAIRPERSON HOOD: Okay. Thank you. Commissioner  
9 | Wright, you have any questions or comments?

10 |           COMMISSIONER WRIGHT: I really don't have any  
11 | questions. My only comment is that it's very refreshing and  
12 | encouraging to see what appears to be a really excellent  
13 | collaboration between the community and the University on these  
14 | issues, and I'm sure on more issues that will be coming up in  
15 | the future. And I am -- as our Chair said, I'd love for this  
16 | model to be used in as many places as -- around the city as  
17 | possible. So I really don't have any questions. I think the  
18 | proposals are pretty straightforward.

19 |           CHAIRPERSON HOOD: Okay. Thank you. And Vice Chair  
20 | Miller, any questions or comments?

21 |           VICE CHAIR MILLER: Thank you, Mr. Chairman, and thank  
22 | you to Ron Lewis and the Georgetown University team, and please  
23 | send our best wishes to President -- former President DeGioia,  
24 | and congratulations to Bob Groves I think. If you wish to have  
25 | congratulations on being Interim President, we extend that to

1 | you. But Mr. President DeGioia's leadership for the past two  
2 | decades really has shined and helped strengthen the community--  
3 | the Georgetown community, both the students -- the campus  
4 | community and the neighborhood. So we appreciate all of the  
5 | effort that you've made to work on the partnership and make that  
6 | work for the -- for the residential neighborhood and the  
7 | commercial neighborhood that surrounds Georgetown.

8 | I don't think I have any -- well, let me ask about Car  
9 | Barn conditions, like on hours of operation, the limitation of  
10 | the hours of operation of the -- I think it's the patio area,  
11 | the eight p.m. on weekdays and not on weekends. It's my  
12 | understanding that that's been the practice -- even though it's  
13 | maybe not in the Campus Plan currently as a condition, that's  
14 | been the practice of the University, maybe at Ron Lewis's urging,  
15 | for a while now?

16 | MR. AVITABILE: I'll start, but, Dave Green, if you  
17 | have additional context, feel free to jump in, or Cory. My  
18 | understanding is that it has generally been the practice, and I  
19 | think by making it a formal condition it sort of sheds a little  
20 | bit of additional light on it and insures that we'll make sure  
21 | that we're paying close attention to it.

22 | VICE CHAIR MILLER: Well, thank you. So I have no  
23 | further questions. I just commend -- I join my colleagues and  
24 | everyone here who commends that -- who is proud of the work that  
25 | the Partnership has done -- the Georgetown Community Partnership

1 has done to keep good neighbors, so that's great. Thank you,  
2 Mr. Chairman. That's it.

3 CHAIRPERSON HOOD: Okay. Thank all my colleagues for  
4 their questions. And I just want to ask, Mr. Avitabile, is there  
5 a formula -- like, is it in the -- and if it is, I may not have  
6 understood or maybe I missed it. Is there something in the  
7 filings that kind of exhibits what you meant about the -- how  
8 you're going to deal with the student cap and how you're keeping  
9 it in control? I understood it, but is there like a -- something  
10 you can write out, like a formula, that we can put in the record  
11 or is it already there; if you can direct us to it?

12 MR. AVITABILE: So I think it's in -- it's in the  
13 record. If you look at the proposed conditions that are Tab  
14 G -- really Tab G of the initial application -- I guess it's  
15 probably Exhibit 2G or something like that -- it has in there a  
16 table that says each year how many Capitol Campus undergraduate  
17 students might be allowed as exceptions to the traditional  
18 undergraduate program, and it's only done for the first two years,  
19 with the understanding that after the first two years, the GCP  
20 will establish that number going forward, based on how enrollment  
21 and programs down at the Capitol Campus are progressing. So  
22 there's some structure in there that'll be in your conditions  
23 addressing that.

24 CHAIRPERSON HOOD: All right. I wanted to ask that, so  
25 when folks put the order -- we put everything together, we can

1 make sure they're simplified and everybody understands it, so  
2 thank you. Let me -- let me just say again I can't -- I can't  
3 say enough -- and, again, I too want to send, Mr. Groves, my  
4 congratulations to you and all of those at Georgetown for the  
5 progress. And as I stated, Mr. Lewis, it's been a long way, but  
6 you all have been doing great for the past few years, so there's  
7 nothing more to say. You all now are the example, along with  
8 maybe one or two other colleges in the area.

9 I sit here and when I see Georgetown and George  
10 Washington -- I probably shouldn't have called some of the names,  
11 but I think about some of the people who now -- who have gone  
12 on. I'm going to call some names. Mr. Avitabile, you may  
13 remember Harriet Hubbard. I think about when I saw her in the  
14 neighborhood, how she would shake her cane and what she was going  
15 to do to me if we didn't get it right here. And I think about  
16 Ms. Dorothy Miller. So those are some of the people -- and Mr.  
17 George (indiscernible) -- those are the people who are really  
18 helping along Mr. Lewis and others, who really set the groundwork  
19 when it comes to colleges working with residents. And from my  
20 standpoint, as long as I'm here, they will never be forgotten,  
21 even the ones who passed.

22 So the reason -- to my new colleagues, the reason why  
23 we're having such an easy day is because a lot of residents and  
24 universities put a lot of work into this, because as Vice Chair  
25 Miller and others know, sometimes these hearings would last for



1 maybe months at eight hours a hearing, so this really shows a  
2 great improvement, and I'm going to leave it at that. So thank  
3 you all, everybody, for everything you're doing to get us here.  
4 All right. Any closing comments from any of my other colleagues?

5 (No response.)

6 CHAIRPERSON HOOD: All right. Let me keep moving.  
7 Let's go to -- do we have a representative from the ANC, Ms.  
8 Ackerman?

9 MS. ACKERMAN: Yes, we do, ANC 3D. We have a Tricia  
10 Duncan. We can bring her up.

11 CHAIRPERSON HOOD: Okay. Let's bring Chair Duncan up.  
12 Chair Duncan, let me ask, do you have -- right now, do you have  
13 any cross-examination?

14 ANC 3D CHAIR DUNCAN: I do not.

15 CHAIRPERSON HOOD: Okay. We're going to get your report  
16 shortly, so we can just leave Chair Duncan up. All right. Let's  
17 go to the Office of Planning and the District Department of  
18 Transportation. First, do we have any other government agencies,  
19 Ms. Ackerman, besides the Office of Planning and DDOT?

20 MS. ACKERMAN: No.

21 CHAIRPERSON HOOD: Okay. Let's go to the -- let's go  
22 to DDOT first. Do we have anybody here from DDOT?

23 MS. ACKERMAN: Yes, we do.

24 CHAIRPERSON HOOD: Okay. Let's bring DDOT up.

25 MR. OZBERK: Good evening. Can you hear me?

1 CHAIRPERSON HOOD: Yes, we can. Go right ahead and  
2 introduce yourself, Mr. Ozbek (phonetic) -- Ozberk.

3 MR. OZBERK: Yes. Good evening, Chairman Hood and  
4 members of the Commission. For the record, my name is Erkin  
5 Ozberk. I'm with the District Department of Transportation.  
6 DDOT is supportive of the Applicant's proposal to amend the  
7 approved Campus Plan and the way it treats its undergraduate  
8 students at the University's Capitol Campus and the incorporation  
9 of the Car Barn property located at 3600 M Street, Northwest. In  
10 our November 8th, 2024 report, which is in the record as Exhibit  
11 15, DDOT recommended approval. We look forward to continuing to  
12 work with the Applicant on the installation of bike parking and  
13 any other proposed improvements to the streetscape around the Car  
14 Barn through the public space permitting process. Thank you, and  
15 I'm happy to answer questions that you might have.

16 CHAIRPERSON HOOD: Thank you, Mr. Ozberk. Hopefully I  
17 pronounced your name correct. Is this your first time or have  
18 you been here before?

19 MR. OZBERK: First or second time. Yeah, I've been  
20 with DDOT for about six months now. I was at the Office of  
21 Planning before that. So, yeah, my name's Erkin, last name  
22 Ozberk.

23 CHAIRPERSON HOOD: Ozberk. Okay. Well, I was going  
24 to welcome you, Mr. Ozberk. I'm going to welcome you, 'cause I  
25 don't remember seeing you. I usually welcome everyone the first

1 time, and the second time it may be a little more treacherous,  
2 but I want to welcome you, at least the first time, to the  
3 District of Columbia Zoning Commission. Let's see if we have any  
4 questions or comments for you. Commissioner Imamura, any  
5 questions or comments?

6 COMMISSIONER IMAMURA: No questions, Mr. Chairman. Mr.  
7 Ozberk, thank you for your report and the work that you do on  
8 behalf of the citizens of the District of Columbia. Thank you.

9 CHAIRPERSON HOOD: And Commissioner Wright, do you have  
10 any questions or comments?

11 COMMISSIONER WRIGHT: No. Just want to say hi to Erkin,  
12 who I've known for a long time, since he was back in Takoma Park  
13 long, long ago.

14 CHAIRPERSON HOOD: Okay. And Vice Chair Miller, you  
15 have any questions or comments?

16 VICE CHAIR MILLER: No questions. Thank you, Mr.  
17 Ozberk, for the DDOT report.

18 CHAIRPERSON HOOD: Mr. Avitabile, does the Applicant  
19 have any questions of DDOT?

20 MR. AVITABILE: No, we do not.

21 CHAIRPERSON HOOD: Okay. Mr. Ozberk, thank you very  
22 much for your presentation and your report, and we appreciate it.  
23 And it's good you have a friend -- at least one friend so far,  
24 so anyway, all right, well, welcome.

25 MR. OZBERK: Thanks a lot. Look forward to seeing more

1 of you guys.

2 CHAIRPERSON HOOD: Okay. Great. All right. Let's go  
3 to the Office of Planning. Ms. Ackerman, can we bring OP up?  
4 Oh, you know what, before we do that, I messed up. Chair Duncan,  
5 do you have any questions of the -- of DDOT?

6 ANC 3D CHAIR DUNCAN: No cross. Thank you.

7 CHAIRPERSON HOOD: Okay. Thank you. I'm sorry to have  
8 left you out. Okay. Mr. Beamon, you may begin.

9 MR. BEAMON: Good afternoon, Commissioners. For the  
10 record, I'm Shepard Beamon with the Office of Planning. OP  
11 recommends approval of Zoning Case 16-18G, which includes the  
12 proposed amendments and further processing of the Georgetown  
13 University Campus Plan.

14 The Comprehensive Plan's Future Land Use Map identifies  
15 the Car Barn as moderate-density residential and low-density  
16 commercial, while the Generalized Policy Map identifies it for  
17 institutional uses. The proposed campus boundaries expansion  
18 would not be inconsistent with either of these designations. The  
19 proposed modifications would further citywide elements related  
20 to land use, transportation, housing, historic preservation, and  
21 educational facilities by mitigating the traffic and parking  
22 impacts, promoting the development of satellite campuses and  
23 balancing University growth in neighborhoods -- neighborhood  
24 needs. Sorry. When viewed through a racial equity lens, the  
25 proposed zoning action should not result in displacement of

1 tenants or residents, nor have significant impacts on housing and  
2 would not result in any -- or should not result in any changes  
3 to the physical environment. Therefore, OP is in support of the  
4 proposed campus boundary expansion and further processing for  
5 administrative and academic use of the Car Barn. And, with that,  
6 I will conclude, and I can take any questions.

7 CHAIRPERSON HOOD: Thank you, Mr. Beamon, for your  
8 report. Well done. Let's see if we have any questions or  
9 comments. Commissioner Imamura.

10 COMMISSIONER IMAMURA: Thank you, Mr. Chairman. Mr.  
11 Beamon, thank you also for your report and for the work that you  
12 do for the city. Appreciate it. No questions, Mr. Chairman.

13 CHAIRPERSON HOOD: And Commissioner Wright.

14 COMMISSIONER WRIGHT: No questions. Thank you.

15 CHAIRPERSON HOOD: Thank you. And Vice Chair Miller.

16 VICE CHAIR MILLER: Thank you, Mr. Chairman. Thank  
17 you, Mr. Beamon for the Office of Planning report. No questions.  
18 Thank you.

19 CHAIRPERSON HOOD: Okay. And Mr. Avitabile, any  
20 questions from the Applicant?

21 MR. AVITABILE: No questions. Thank you.

22 CHAIRPERSON HOOD: Okay. And Chair Duncan, any  
23 questions from the ANC?

24 ANC 3D CHAIR DUNCAN: No questions.

25 CHAIRPERSON HOOD: Okay. Thank you, Mr. Beamon.

1 Appreciate it as always. Ms. Ackerman -- oh, I'm sorry. I'm  
2 about to mess up again, but I'm not. I caught myself. Chair  
3 Duncan, we'll now hear from you.

4 ANC 3D CHAIR DUNCAN: Thank you. You know, ANC 3D  
5 never misses an opportunity to say something, but my name is  
6 Tricia Duncan, for the record. I serve as Chairman of 3D, which  
7 is adjacent to the Georgetown Campus. I'm here to voice our  
8 support of Georgetown's latest Campus Plan and amendment. My  
9 remarks will be short. I just want to point out a few things.

10 First, ANC 3D has zero objections to the Campus Plan  
11 amendment and, specifically, the changes to the enrollment  
12 calculation and the addition of the Car Barn property. I would  
13 like to highlight the last paragraph of our written testimony,  
14 where we touch on ongoing issues with the Campus Plan  
15 requirements. Georgetown has been engaged with us heavily and  
16 has made improvements to the rat control, although this seems to  
17 be a never-ending issue; improvements to the pedestrian safety  
18 that we have pointed out; and the Trolley Trestle Bridge. We  
19 anticipate Georgetown to remain engaged with us, in compliance  
20 with the Campus Plan and we look forward to continuing dialogue,  
21 especially with the rat situation and the future preservation of  
22 the Trolley Trestle Bridge. That ends my comments.

23 CHAIRPERSON HOOD: Thank you, Chair Duncan. I did see  
24 that last paragraph about the issues, and I would agree. I'm  
25 pretty sure -- and I'm putting this out there -- Georgetown will

1 continue to work with the community and the ANC on those issues,  
2 so thank you for bringing that up and keeping it -- at least,  
3 keeping it out front. Now let's see if we have any questions or  
4 comments. Commissioner Imamura.

5 COMMISSIONER IMAMURA: Thank you, Chair Duncan, for the  
6 work that you do on behalf of the community.

7 ANC 3D CHAIR DUNCAN: Thank you.

8 CHAIRPERSON HOOD: And Commissioner Wright, any  
9 questions or comments?

10 COMMISSIONER WRIGHT: No questions. Thank you.

11 CHAIRPERSON HOOD: And Vice Chair Miller.

12 VICE CHAIR MILLER: No questions, Mr. Chairman, but  
13 just to thank Chair Duncan for all of your work in ANC 3D,  
14 including all the collaboration that you do with the Georgetown  
15 University campus and that other university further off the  
16 Avenue. We appreciate all the work that you do.

17 ANC 3D CHAIR DUNCAN: Thank you.

18 CHAIRPERSON HOOD: And, Mr. Avitabile, you have any  
19 questions of ANC?

20 MR. AVITABILE: I do not. Thank you.

21 CHAIRPERSON HOOD: All right. Okay. And, Chair Duncan,  
22 as always, appreciate all the work that you all do.

23 ANC 3D CHAIR DUNCAN: Thank you.

24 CHAIRPERSON HOOD: Okay. Let me see where I'm at here.  
25 Give me one second. Ms. Ackerman, do we have anyone who's here

1 in opposition, support -- I mean, support, opposition, or  
2 undeclared?

3 MS. ACKERMAN: Let me check. I don't believe so. No.

4 CHAIRPERSON HOOD: Okay. Thank you. Mr. Avitabile,  
5 you have any closing?

6 MR. AVITABILE: No, nothing, other than to thank the  
7 Commission and the agencies and the ANC and, of course, Ron Lewis  
8 for all of your collective time, and we look forward to your  
9 decision. Thank you.

10 CHAIRPERSON HOOD: Okay. Thank you. Colleagues, I  
11 really think that we can dispense with this. We don't have them  
12 this easy all the time. I don't want to jinx us, but I think  
13 the work has been done before it got to us. We just had to re-  
14 read it and see if we had any issues with it, so I want to  
15 appreciate everyone who's got us to this point, and I mean  
16 everybody. I won't start calling names, 'cause you know who you  
17 are. If I start calling Mr. Lewis, Georgetown University, the  
18 residents, the ANC, you know who you all are, so thank you for  
19 getting us to this point. I think we're ready to move forward,  
20 unless I hear something objectionable from my colleagues. If  
21 not, one of my colleagues, I'll let you all make a motion, whoever  
22 would like to make a motion.

23 VICE CHAIR MILLER: I would move that the -- oh --

24 COMMISSIONER IMAMURA: No, Vice Chair Miller, I saw you  
25 move towards the mic, so I defer to you.



1 VICE CHAIR MILLER: Okay. Thank you. I would move  
2 that the Zoning action -- final action on -- it is final action,  
3 right; one vote?

4 COMMISSIONER IMAMURA: One vote.

5 CHAIRPERSON HOOD: It's one vote.

6 VICE CHAIR MILLER: Yeah. I would move that the Zoning  
7 Commission approve Case No. 16-18G, Georgetown University's  
8 Campus Plan modification and further processing of the Car Barn  
9 use in their 2017 to 2036 Campus Plan and ask for a second.

10 COMMISSIONER IMAMURA: Second.

11 CHAIRPERSON HOOD: It's been moved and properly  
12 seconded. Any further discussion?

13 (No response.)

14 CHAIRPERSON HOOD: Not hearing any, Ms. Ackerman, could  
15 you do a roll call vote please?

16 MS. ACKERMAN: Yes. Commissioner Miller.

17 VICE CHAIR MILLER: Yes.

18 MS. ACKERMAN: Commissioner Imamura.

19 COMMISSIONER IMAMURA: Yes, and please count me for  
20 two votes, if you heard my dog.

21 MS. ACKERMAN: Commissioner Hood.

22 CHAIRPERSON HOOD: Yes.

23 MS. ACKERMAN: Commissioner Stidham. Oh, sorry.  
24 That's on me. Commissioner Wright.

25 COMMISSIONER WRIGHT: Yes.

1 MS. ACKERMAN: The hearing for Case Number 16-18G has  
2 been approved for final action four to zero to one, the minus  
3 one being Commissioner Stidham. The Applicant needs to submit a  
4 draft order by December 5th at three p.m. That's all.

5 CHAIRPERSON HOOD: Okay. Ms. Ackerman, do we have  
6 anything else before us?

7 MS. ACKERMAN: No, we do not.

8 CHAIRPERSON HOOD: I will say, Ms. Ackerman, you've  
9 now -- I have to let Ms. Schellin know, you've now tied with me,  
10 because I was reading the opening statement and Carol Mitten used  
11 to be the Chair and they had left Carol Mitten in my notes and I  
12 started off reading, "I am Carol Mitten", but I was Anthony Hood,  
13 so you are now tied with me, so I want you to know that. Anyway,  
14 let me say that the Zoning Commission will meet again December  
15 the 5th on Case Number 23-26. It's an Office of Planning text  
16 amendment. But I want to thank -- and it will be on these same  
17 platforms. But I want to thank the Georgetown University, the  
18 residents, the ANC, Mr. Lewis, and all the group partnership for  
19 the continual work that you have -- are doing with Georgetown,  
20 so continue that work. Great job, and we appreciate it. And  
21 then I also want to wish each and every one of you a happy and  
22 safe Thanksgiving, and enjoy it with your families. So, with  
23 that, this hearing is adjourned. Good night.

24 (Whereupon, the above-entitled matter was adjourned at  
25 4:33 p.m.)

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

This is to certify that the foregoing transcript

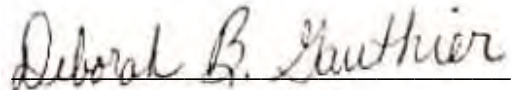
In the matter of: Public Hearing

Before: DC Zoning Commission

Date: 11-21-24

Place: Webex Videoconference

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

A handwritten signature in dark ink, reading "Deborah B. Gauthier", is written over a horizontal line.

Deborah B. Gauthier