

GOVERNMENT OF  
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

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REGULAR PUBLIC HEARING  
CASE NO. 24-17

+ + + + +

THURSDAY

MARCH 6, 2025

+ + + + +

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  
JOSEPH IMAMURA, Commissioner  
GWEN WRIGHT, Commissioner  
TAMMY STIDHAM, Commissioner

OFFICE OF ZONING STAFF PRESENT:

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

OFFICE OF ZONING LEGAL DIVISION STAFF PRESENT:

JACOB RITTING, Esquire

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ALSO PRESENT:

CRYSTAL MYERS, DC Office of Planning  
ERKIN OZBERK, DC Department of Transportation  
ZACHARY G. WILLIAMS, ESQUIRE, Venable, Applicant's Counsel  
DANIEL SOLOMON, Traffic Engineer, Gorove Slade  
JOSHUA VACCA, Architect, SmithGroup  
DAFENG CAI, SmithGroup  
THOMAS MORRISON, Vice President, Capital Planning and  
Facilities, Indiana University  
CARY KADLECEK, ESQUIRE, Johns Hopkins University

The transcript constitutes the minutes from the  
Regular Public Hearing held on March 6, 2025.

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Indiana University Foundation, Inc.

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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, and I am joined  
6 by Vice Chair Miller, Commissioner Stidham, Commissioner Imamura,  
7 and Commissioner Wright. I'm also joined by the Office of Zoning  
8 staff, Ms. Sharon Schelling, as well as our Office of Zoning  
9 Legal Division, Mr. Jacob Ritting, and Mr. Paul Young, who will  
10 be handling all of our virtual operations. I will ask all others  
11 to introduce themselves at the appropriate time.

12 The virtual public hearing notice is available on the  
13 Office of Zoning's website. This proceeding is being recorded  
14 by a court reporter and is also webcast live via Webex and YouTube  
15 Live. The video will be available on the Office of Zoning's  
16 website after the hearing. Accordingly, all those listening on  
17 Webex or by phone will be muted during the hearing and only those  
18 who have signed up to testify will be unmuted at the appropriate  
19 time. When called, please state your name before providing your  
20 testimony. When you are finished speaking, please mute your  
21 audio. If you experience difficulty accessing Webex or with your  
22 telephone call-in, then please call our OZ Hotline number at 202-  
23 727-0789 to receive Webex log-in or call-in instructions or if  
24 you have not signed up to testify. All persons planning to  
25 testify should have signed up in advance and will be called by

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1 name at the appropriate time. At the time of sign-up, all  
2 participants will complete the oath or affirmation required by  
3 Subtitle Z-408.7. If you wish to file written testimony or  
4 additional supporting documents during the hearing, then please  
5 be prepared to describe and discuss it at the time of your request  
6 when submitting.

7 The subject of this evening's hearing is Zoning  
8 Commission Case Number 24-17, Indiana University Foundation,  
9 Inc., Campus Plan, Johns Hopkins University -- sorry about that.  
10 Johns Hopkins University at Square 1207, Lot 0047, and Square  
11 181, Lot 850, 1619 Massachusetts Avenue, Northwest. Again,  
12 today's date is March 6th, 2025, and I'm sure they'll explain the  
13 Indiana University Foundation with the Johns Hopkins University  
14 Campus Plan, so they'll get us straight on all that.

15 Okay. The hearing will be conducted in accordance with  
16 the provisions of 11-Z DCMR, Chapter 4, as follows: Preliminary  
17 matters; the applicant's case. The applicant has up to 60  
18 minutes. When I look at the record, I believe we can hit the  
19 highlights -- hit the specific important parts and just hit the  
20 highlights, and I think we can be at a better advantage, if we  
21 move in that fashion. Also, we have a report of the Office of  
22 Planning, a report of the Department of Transportation, and  
23 report of other government agencies, report of the ANC -- in this  
24 case, it's ANC 2B, and Mr. Sprowls I believe has been permitted  
25 to testify on behalf of the ANC -- testimony of organizations and

1 individuals, each having -- organizations having five minutes and  
2 individuals having three minutes, respectively. And we'll hear  
3 in the order of support, opposition, or undeclared. And then  
4 we'll have rebuttal and closing by the applicant. At this time,  
5 this Commission will consider any preliminary matters. Does the  
6 staff have any preliminary matters?

7 MS. SCHELLIN: Just very quickly. Staff did speak with  
8 the applicant regarding typical direction when there's no  
9 opposition, and they are agreeable to -- and they'll come to the  
10 table and tell you where they are with that, and if the Commission  
11 wants to hear presentation or not, you can let them know. But,  
12 with that, they do have a couple of expert witnesses; Daniel  
13 Solomon in transportation. He's previously been accepted, so if  
14 the Commission would accept him in this case. And then we'll  
15 move on to the other two, who I -- we did not find our list as  
16 being previously accepted, so --

17 CHAIRPERSON HOOD: Any objections to Mr. Solomon?

18 (No response.)

19 CHAIRPERSON HOOD: Okay. Let's keep moving. Let's go  
20 to --

21 MS. SCHELLIN: So the other two, Josh Vacca in  
22 architecture -- his resume's at Exhibit 15A, as in apple; and  
23 then Lynden Garland, Jr., he's being proffered also in  
24 architecture. And I don't know, since they're both from the same  
25 group, if it's one or the other, but his resume is also at 15A,

1 one at page one and the other one, page six.

2 CHAIRPERSON HOOD: So what we normally do -- and I'm  
3 looking to the expertise on the Commission on this -- what we  
4 normally do is one architect, unless somebody's taking the lead  
5 on something else, but let's bring up their legal counsel first  
6 for verification.

7 MS. SCHELLIN: Mr. Williams.

8 CHAIRPERSON HOOD: Yeah, let's bring up Mr. Williams.  
9 I think I saw Mr. Williams yesterday. Good afternoon, Mr.  
10 Williams.

11 MR. WILLIAMS: Good afternoon, Chairman Hill (sic) and  
12 members of the Commission. My name is Zach Williams with Venable.  
13 I am representing the applicant today.

14 CHAIRPERSON HOOD: So I know you don't practice in  
15 front of us that much, and I know you're used to seeing Chairman  
16 Hill. Chairman Hill does not look as good as Chairman Hood,  
17 so -- no, I'm just playing. So let me ask, which one is taking  
18 the lead or are they both a different type of discipline.

19 MR. WILLIAMS: They're with the same group. I believe  
20 Josh Vacca will be on. He'll be the lead today.

21 CHAIRPERSON HOOD: Okay. So, typically, colleagues,  
22 unless I hear otherwise -- and I'm looking at Commissioner  
23 Imamura and others -- we just could probably give one expert  
24 status, unless you all see it differently, since he's going to  
25 take the lead, but let me -- let me hear what you all have to

1 say. Let me -- Commissioner Imamura, about Vacca or both of  
2 them?

3 COMMISSIONER IMAMURA: Thank you, Mr. Chairman. I'm  
4 in agreement with you. We only need one expert witness here,  
5 and I'm comfortable with Mr. Vacca's resume, as presented.

6 CHAIRPERSON HOOD: Okay. Any other -- Commissioner  
7 Wright.

8 COMMISSIONER WRIGHT: I'm also happy to have Mr. Vacca  
9 identified as an expert witness.

10 CHAIRPERSON HOOD: Okay. And Commissioner Stidham.

11 COMMISSIONER STIDHAM: Yes, I agree with your  
12 recommendation also.

13 CHAIRPERSON HOOD: Okay. And Vice Chair Miller.

14 VICE CHAIR MILLER: I agree also.

15 CHAIRPERSON HOOD: Okay. Mr. Williams, we're going to  
16 move in that fashion. Nothing against Mr. Garland, but we don't  
17 just hand out expert status, and we'll go with Mr. Vacca today.  
18 Anything else, Ms. Schellin?

19 MS. SCHELLIN: Just very briefly. As you stated, ANC  
20 2B did submit a report at Exhibit 16 in support. They have that.  
21 That's 2B. The OP hearing report is at Exhibit 19, recommending  
22 approval with two conditions regarding student enrollment not to  
23 exceed 200 students on a daily basis and that the Campus Plan be  
24 for a period of ten years. And Exhibit 18 is the DDOT report,  
25 having no objection, as long as the applicant implements a TDM



1 Plan for the life of the project. And then through the OP report,  
2 DOEE made a submission at Exhibit 19, through -- like I said,  
3 through the OP report, and you'll see that at page 15, basically,  
4 praising the applicant for reusing an existing building, and you  
5 can read that paragraph there. So, other than that, staff has  
6 nothing further. Thank you.

7 CHAIRPERSON HOOD: Okay. Thank you, Ms. Schellin. Mr.  
8 Williams, you've heard what I've asked previously. If you all  
9 could just hit the highlights. I don't believe there's any  
10 opposition, but we'll wait and see how it goes. If you can hit  
11 the highlights, talk about the important issues, and then we'll  
12 go from there. It should not take no more than 10 minutes or 15  
13 minutes. And I don't want -- don't proceed as you're rushing,  
14 so you have 60 minutes, but it should not take no more than 10  
15 or 15 minutes, and I'll turn it over to you.

16 MR. WILLIAMS: Sure. Thank you. And, first, I'd like  
17 to hand it over to Tom Morrison, who's representing Indiana  
18 University, to do a brief introduction of the project, and then  
19 we'll walk through the application. Tom.

20 DR. MORRISON: Good afternoon. My name is Tom Morrison,  
21 and I am -- serve as Vice President for Capital Planning and  
22 Facilities at Indiana University. Our pleasure to be with you  
23 today and to just give you a slight overview of the -- very quick  
24 overview of the project.

25 Indiana University for decades has had a presence in

1 Washington, DC, offering academic programs for our students who  
2 are maybe taking classes, maybe interning on the Hill or with  
3 other entities within Washington, and it has been immensely  
4 successful over the years, but we have -- we have been challenged  
5 by space. We have been the beneficiaries of people who have  
6 allowed us to borrow classrooms and conference rooms and their  
7 offices over the years, and while we have often had small office  
8 space within the District, we desired a more permanent presence  
9 for our programs in Washington, DC, and so two years ago we began  
10 the effort to try to seek if there was an opportunity for us to  
11 purchase a building within the District that we could utilize for  
12 academic programs, again, think classrooms, think small seminar  
13 rooms, things like that.

14 But the other challenge that we were having was, one,  
15 being able to locate our faculty there when we needed to, in  
16 terms of the offices, but a bigger issue was finding opportunities  
17 for our students to live on a very short-term basis, so think  
18 students who would be coming for an internship or a specific  
19 period of study; might six weeks, might be a month, could be a  
20 semester, in terms of four months. And so we were looking for  
21 an opportunity where we could also establish a dormitory-style  
22 of living, and so this project gave us the opportunity to do  
23 that.

24 We are very excited as an institution. Indiana  
25 University is a university of just under 100,000 students, over

1 nine campuses across the state of Indiana. This facility would  
2 be proposed to be used by students on all of our campuses who,  
3 again, might be in academic programs in Washington, DC. Location  
4 for us is ideal. It is close to Dupont Circle. It's close to  
5 Metro, close to restaurants, and very much a pedestrian-accessed  
6 facility. We do not foresee that our students will be big users  
7 of bringing vehicles. Students would be coming for a very short  
8 term, and while the building does have some parking below it, we  
9 don't -- we see this as an opportunity where students will come --  
10 live for a short period of time, take advantage of academic  
11 programs. It also gives us the opportunity to do limited meetings  
12 and seminars within Washington, DC, think faculty coming who  
13 would do a session for folks locally who might be alums or  
14 interested in what we are able to provide. With that, I will --  
15 I will stop there and not get into the specifics of the project,  
16 itself, but I am glad to answer any questions, and I'll turn it  
17 back to Zach.

18 MR. WILLIAMS: Great. Thank you, Tom. And I do have  
19 a presentation I can go through expeditiously. Mr. Young, could  
20 we bring that up to the screen?

21 (PowerPoint presentation shared on screen,)

22 MR. WILLIAMS: Great. Thank you. We can go to the  
23 next slide please. So this application is for a new Campus Plan  
24 at 1619 Massachusetts Avenue, as was alluded to earlier when the  
25 case was called. There's an existing Campus Plan from Johns

1 Hopkins University on this site.

2           Next slide please. This is the existing building on  
3 the site where the Johns Hopkins SAIS Graduate School operated  
4 since the mid-1980s, and they obtained a Campus Plan from the BZA  
5 in the 1980s. That process later was transferred over to the  
6 Zoning Commission, which is why we're here today. And they  
7 operated there continuously until recently, when they went under  
8 contract with Indiana University for Indiana U to take over.

9           Now, because there's a new university and we are adding  
10 some dorms, the Zoning Administrator -- we met with the Zoning  
11 Administrator, and we were instructed that we will need a new  
12 Campus Plan. So this is a brand new Campus Plan. It's not an  
13 amended or a modified version of the prior one; it's a brand new  
14 one. And when and if this is approved, the Johns Hopkins Plan  
15 will go away. It was previously covering this and another site,  
16 1740 Mass Ave, which Johns Hopkins just sold to the Polish  
17 Embassy, so this Campus Plan from Johns Hopkins will go away  
18 entirely once the Indiana University plan is approved, just to  
19 explain sort of the mechanics of the way this is all working.

20           Next slide please. So I just went over the history of  
21 the site and the prior Johns Hopkins Campus Plan. You can go to  
22 the next slide. Now, we are in the MU-2/DC zone, so university  
23 uses are required with a special exception here, and they're  
24 subject to the Campus Plan provisions; hence, why we are before  
25 you today. As I mentioned, the Indiana University Campus Plan

1 will go into the existing eight-story building. It's an adaptive  
2 reuse project. No addition or exterior work is proposed. The  
3 building will be adapted to Indiana's use, and we'll be adding  
4 two levels of dormitories on the sixth and seventh floors of the  
5 building, which will accommodate 34 -- 35 to 40 students.  
6 Everything else will stay the same, in terms of density, lot  
7 occupancy, height; all of that is staying exactly as is.

8           Next slide. I'll go through these very quickly now,  
9 and if there's any questions, just let me know. This is the  
10 ground floor level, which will be repurposed to include a  
11 multipurpose room and entry and reception area.

12           Next slide. There will be classrooms on L2, which is  
13 similar to what exists today for Johns Hopkins. Next slide.  
14 Offices on L3. Next slide. And L4 as well. Next slide. L5  
15 will have offices and classrooms.

16           Next slide please. This is where the new dormitories  
17 will be going in. This is sort of the most substantial change  
18 of the building is adding these dormitories, which did not exist  
19 previously with Johns Hopkins. We'll get into a little bit of  
20 why we think this is appropriate and shouldn't create any adverse  
21 impacts on the community, number one being that the building has  
22 inoperable windows and will continue to have inoperable windows,  
23 so that is one aspect which should not create issues for the  
24 nearby residents and neighbors.

25           Next slide please. Just a typical dorm room layout.

1 Next slide. Typical -- L8 will have conference and office space.  
2 Next slide please. Here's some renderings. We'll go through  
3 these quickly, just to give you a sense of how the new space will  
4 look. Next slide please. Thank you. Next slide. Next slide.  
5 So this is the exterior of the building, which, as I said, will  
6 stay the same. Obviously, the Johns Hopkins branding will be  
7 replaced with Indiana University branding. Other than that, the  
8 building is not going to change. It's actually a historic  
9 modernist building from the 1960s, and it will stay as is on the  
10 exterior.

11 Next slide please. Just another rendering of the  
12 multipurpose room. Next slide. Another rendering of the  
13 multipurpose room. Next slide please. Here's a typical  
14 dormitory. Next slide. A typical common space within the dorm  
15 area. Next slide please. Typical restroom, if folks are  
16 interested. Obviously, all of the restroom areas will be updated.  
17 That is one of the things that will change on every floor. There  
18 will be new restroom areas.

19 Next slide please. This is the parking area. There  
20 will be 22 parking spaces. One of the existing spaces will be  
21 converted to new long-term bike parking spaces, and there will  
22 be as well -- there will be 38 parking spaces as well on the site  
23 for bicycles. And, as we'll get into, DDOT is in support of the  
24 project with a TDM, which Mr. Solomon can talk a little bit more  
25 bout. Next slide please. I'm going to hand over to Mr.

1 | Solomon -- Daniel to address the transportation and DDOT  
2 | discussions.

3 |           MR. SOLOMON: Thanks, Zach. Good afternoon,  
4 | Commissioners. For the record, I'm Daniel Solomon, Principal  
5 | with Gorove Slade. We've been working with Indiana University,  
6 | the project team, and DDOT related to the transportation aspects  
7 | of the Indiana University DC Campus Master Plan. I'm going to  
8 | touch on those highlights and of our review in coordination with  
9 | DDOT.

10 |           Next slide please. The project site is situated in the  
11 | Dupont Circle neighborhood and is bounded to the north by a  
12 | public alley, to the south by Massachusetts Avenue, to the east  
13 | by the Philippine Embassy building, and to the west by a private  
14 | alley. It's located within a half-mile of the Dupont Circle and  
15 | Farragut North Metrorail stations to the north and southwest,  
16 | respectively. There are existing bus stops near site along P  
17 | street. 16th Street, Massachusetts Avenue, and Connecticut  
18 | Avenue. The project has access to several on and off-street  
19 | bicycle facilities, including one block away on 17th Street.  
20 | There are five Capital Bikeshare stations located within a  
21 | quarter-mile of this site.

22 |           Next slide please. On this site, we show anticipated  
23 | vehicle circulation in orange and loading circulation in purple.  
24 | Five existing surface parking spaces will be replaced by a loading  
25 | zone along the northern side of the building, off the public

1 alley. Twenty-two vehicular parking spaces located in the  
2 existing below-grade garage will be reserved for faculty and  
3 staff parking, with an entrance along the northern side of the  
4 building. All vehicular and loading access will be by the  
5 existing public alley. Anticipated bicycle circulation is shown  
6 in green and pedestrian circulation is shown in blue. Thirty-  
7 eight existing short-term bicycle parking spaces will be  
8 preserved along Massachusetts Avenue, and eight long-term bicycle  
9 parking spaces will replace one of the existing vehicular parking  
10 spaces in the below-grade garage. The number of long-term and  
11 short-term bicycle parking spaces meet or exceed zoning  
12 requirements, and DDOT is supportive of the amount of bicycle  
13 parking being provided by the plan.

14 Next slide please. Here I've listed the highlights of  
15 the Transportation Demand Management Plan. It includes many of  
16 the typical components expected of such a project. We believe  
17 the TDM Plan is appropriate for this type of project and helps  
18 encourage non-single-occupancy vehicle trips non-auto trips, in  
19 general. DDOT finds the TDM Plan to be sufficient with the  
20 condition that the applicant also commit to enrolling in the  
21 Capital BikeShare University Membership Program and distribute  
22 marketing materials to students to promote the discounted Capital  
23 BikeShare membership, which the applicant has agreed to do.

24 Next slide please. Our study concluded that the site  
25 will not have a detrimental impact on the surrounding



1 transportation network and will support the existing well-  
2 connected network of transit, bicycle, and pedestrian facilities  
3 by meeting or exceeding the amount of long and short-term bicycle  
4 parking spaces that are required, accommodating loading on site  
5 and providing a robust TDM Plan. We have coordinated with DDOT  
6 during the review, and we're pleased to have their support in the  
7 form of a no-objection staff report. As mentioned previously,  
8 DDOT's support did include the conditions which required the  
9 applicant to update the TDM Plan to include enrollment in the  
10 Capital BikeShare University Membership Program, as well as  
11 distributing marketing materials to promote that program, as well  
12 as implementing the revised TDM Plan for the life of the project,  
13 which the applicant has agreed to do for both items. At this  
14 time, we believe we have addressed all DDOT comments and concerns.  
15 That concludes my testimony, and I'll be available to answer any  
16 questions. Thank you. So next slide.

17 MR. WILLIAMS: Great. So we'll wrap up just with going  
18 through the Campus Plan Approval Standards, which are the typical  
19 special exception standards that we're familiar with, that,  
20 first, the use should not become objectionable to neighboring  
21 property for noise, traffic, parking, students, other conditions.  
22 As I mentioned, this is an adaptive reuse project. The Campus --  
23 University Campus is replacing University Campus Use and no  
24 exterior changes are proposed. We meet the parking requirements.  
25 It's not expected, as you heard from Mr. Morrison, for students

1 to have vehicles. While we are adding dorms, the windows of  
2 those -- of the building will remain inoperable, which should  
3 mitigate any concern of noise. And students will be governed by  
4 the Indiana University Code of Conduct as though they are on the  
5 main campus. The second major standard is that the application  
6 should be in harmony with the general purpose and intent of the  
7 zoning regulations and zoning maps, and we meet this requirement  
8 as well. University uses are permitted in this zone, and we are  
9 not -- with a special exception, and we are not asking for any  
10 other zoning relief, so everything about this project is as a  
11 matter of right. No other variances or relief are requested.

12           Next slide. The record in our filings as well as in  
13 the Office of Planning report goes through the Comprehensive Plan  
14 analysis. In short, the proposed Campus Plan is not inconsistent  
15 with the goals and policies of the Comprehensive Plan. And here  
16 you can see we've identified a number of elements that this Campus  
17 Plan meets, and there's further analysis in the record on each  
18 of those.

19           Next slide please. Finally, we have ANC 2B and Agency  
20 support. We met with ANC 2B twice, received unanimous approval  
21 at their February meeting. We also toured the facility with our  
22 ANC Commissioner this site, 2B04. Office of Planning recommends  
23 approval, and, as you already heard, DDOT has no objection to the  
24 application. And that concludes our presentation, and we're here  
25 and available for questions. Thank you.

1 CHAIRPERSON HOOD: Thank you, Mr. Williams, and to the  
2 team. We appreciate all the -- I appreciate, and I'm sure my  
3 colleagues do too, all the work that's been done. It's pretty  
4 straightforward for me, and I appreciate the presentation. Let's  
5 see if we have any questions or comments. Let me start off with  
6 Commissioner Imamura first, and then I'll come to Commissioner  
7 Wright.

8 COMMISSIONER IMAMURA: All right. Thank you, Mr.  
9 Chairman. I appreciate it and echo your comments. Mr. Williams,  
10 thank you for the succinct presentation. Mr. Solomon, Dr.  
11 Morrison, thank you as well, and Mr. Vacca too. Just a couple  
12 questions. Mr. Solomon, this is just for you. You might have  
13 mentioned this, and forgive me if I missed it, but I just wanted  
14 to confirm that for the bicycle parking, that there will be a  
15 charging station for e-bikes. That might be for Mr. Vacca.  
16 Either one of you.

17 MR. SOLOMON: Josh, do you have --

18 MR. VACCA: There can be, yes. Hello. Sorry. I guess  
19 I should introduce myself. I am Joshua Vacca with Smith Group  
20 Architects. I'm a registered architect in the District of  
21 Columbia and responsible charge of the project. We are still  
22 somewhat early in the design of the technical documents of the  
23 project, but if that is a requirement, that can be provided.

24 COMMISSIONER IMAMURA: I think that you should probably  
25 provide at least a charging station.

1 MR. VACCA: Sure.

2 COMMISSIONER IMAMURA: So it is a create design  
3 solution for adaptive reuse, so I was pleased to see that. In  
4 general, I don't really have many questions or comments. I just  
5 wanted to confirm -- I was delighted to actually hear that Dr.  
6 Morrison had mentioned it sounds like at least students that are  
7 coming to the Hill for either an internship or for a short  
8 semester. I was one of those many years ago. I lived First and  
9 D street, so I know how important it is to find housing for a  
10 student, and this certainly is a really nice location and a really  
11 great opportunity for your students. So I think, with that, I  
12 guess I'm curious if both floors, I guess six and seven -- it  
13 shows eight single, six double-occupancy rooms -- if both floor  
14 are co-ed or -- that wasn't really articulated.

15 DR. MORRISON: Yeah, I'm happy to answer. Thank you  
16 for your comments. The floors are being designed to be co-ed,  
17 because they'll be private rooms, and the restrooms will  
18 accommodate both genders. And so we -- in university life, most  
19 of our residence halls now are co-ed, and even co-ed on the same  
20 floor. We've been able to -- and that's really out of student  
21 demand, and we've found it's very easy to do, so this -- the  
22 rooms will be a combination of singles and doubles. Some of  
23 that's by size, and some of that will be by choice. And so I  
24 hope that answers your question.

25 COMMISSIONER IMAMURA: It does. Thank you, Dr.

1 Morrison. And I guess this is a question for Mr. Vacca. I guess  
2 at some point I imagine there may be up to 35 or 40 that might  
3 be fully occupied, and I only seem to see -- and I might have  
4 missed it in the plans -- only one kitchenette. Is that right  
5 or is there a kitchenette on each floor, six and seven both?

6 MR. VACCA: Each floor, yes. What Mr. Williams showed  
7 was just one typical floorplan, so there are two floors like  
8 that.

9 COMMISSIONER IMAMURA: All right. Very good. I just  
10 want to make sure that there's enough space for some students who  
11 maybe use the kitchenette there. So, otherwise, I think the  
12 layout and program requirements here, arrangement of spaces seems  
13 pretty straightforward, as the Chairman said, and I think it's  
14 actually a really great design solution you put together and a  
15 really fantastic historic building there. So, with that, Mr.  
16 Chairman, I have no other questions. Again, thank you, Dr.  
17 Morrison, for providing this opportunity for your students --  
18 your future students.

19 DR. MORRISON: Thank you.

20 CHAIRPERSON HOOD: Thank you. Commissioner Wright, any  
21 questions or comments?

22 COMMISSIONER WRIGHT: Yeah. I have no questions. My  
23 only comments are I think this is a fantastic project. It's a  
24 great adaptive reuse of a modernist building. It's a perfect  
25 location for this use. I think it will help continue to enliven

1 and invigorate the Dupont Circle neighborhood. And I have  
2 actually no -- nothing negative to say. I just think it's a  
3 great project, and I'm so glad Indiana University is choosing to  
4 locate here.

5 DR. MORRISON: Thank you.

6 CHAIRPERSON HOOD: Commissioner Stidham, any questions  
7 or comments?

8 COMMISSIONER STIDHAM: No questions and to echo my  
9 fellow Commissioners, I appreciate the way that you are  
10 adaptively -- excuse me -- reusing the building and have found a  
11 way to fit your program into the existing structure. I wish more  
12 looked at adaptive reuse over new construction, and I do -- I  
13 agree it's a great project, so thank you.

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

15 VICE CHAIR MILLER: Thank you, Mr. Chairman, and thank  
16 you to Indiana University for your presentation here late this  
17 afternoon and for your permanent investment in our city, even  
18 though you've been here you said for many decades, I guess, a  
19 Semester in Washington or Washington Program for your students,  
20 but that's great. I also did a Semester in Washington Program,  
21 even though I was from Washington. It's mostly because my then  
22 girlfriend, now wife of 47 years, was here doing something similar  
23 and I wanted to be with here, but it's a valuable experience,  
24 the governmental public service type of experience that I gained  
25 during that time and have continued in public service since then.

1 So I wish you luck in completing the adaptive reuse, which looks  
2 very well done, so thank you.

3 DR. MORRISON: Thank you.

4 CHAIRPERSON HOOD: Vice Chair Miller, I'm glad that  
5 your comments went the way they did, and I'll just leave it at  
6 that. I too want to thank Indiana University and -- thank you  
7 for taking the time and the team for taking the time and you've  
8 done. I can't say anything more than what my colleagues have  
9 already said, so I won't belabor it. We're going to keep on  
10 moving. Great job, so thank you.

11 DR. MORRISON: Thank you.

12 CHAIRPERSON HOOD: Ms. Schellin, do we have a  
13 representative from ANC 2B here to do cross-examination?

14 MS. SCHELLIN: Let me check. That was Mr. --

15 CHAIRPERSON HOOD: Sprowls I think. I think that's how  
16 you pronounce that.

17 MS. SCHELLIN: Wait, let me refresh. I do not see a  
18 rep from the ANC.

19 CHAIRPERSON HOOD: Okay. So when we get to the ANC,  
20 I'm going to ask the Vice Chair if he could read their -- not  
21 the whole thing, but just give us the bottom line of their vote  
22 when we get to that point. Now, Ms. Schellin, do we have  
23 anyone -- any other government agencies here, besides DDOT --  
24 besides DDOT --

25 MS. SCHELLIN: I see DDOT. DDOT is here, and, of

1 course, OP, and other than that, no.

2 CHAIRPERSON HOOD: Okay. Well, let's bring up DDOT  
3 first. I always know we got either DDOT or OP. I'm talking  
4 about other government agencies.

5 MS. SCHELLIN: They're a given.

6 CHAIRPERSON HOOD: Who is our representative from DDOT?

7 MR. OZBERK: Good evening. Can folks hear me?

8 CHAIRPERSON HOOD: Yeah, go right ahead. I see you  
9 now. Go ahead.

10 MR. OZBERK: Good evening, Chairman Hood and members  
11 of the Commission. For the record, my name is Erkin Ozberk with  
12 the District Department of Transportation. DDOT is supportive  
13 of the applicant's proposal to establish a Campus Plan at 1619  
14 Massachusetts Avenue Northwest. In our February 21st, 2025  
15 report, which is in the record as Exhibit 18, DDOT recommended  
16 approval on the condition that the applicant commit to enrolling  
17 in the Capital BikeShare University Membership Program as part  
18 of their Transportation Demand Management Plan, which the  
19 applicant has agreed to. So we look forward to continuing to  
20 work with the application on any future improvements to the  
21 streetscape fronting 1619 Massachusetts Avenue through the public  
22 space permitting process. That's it. Thank you, and I'd be  
23 happy to answer any questions.

24 CHAIRPERSON HOOD: Mr. Ozberk, have you been in front  
25 of us before?



1           MR. OZBERK: I have. It's been a little while. You  
2 asked me that then too, and you gave a nice warm welcome when I  
3 was here before, so I'm happy to be here.

4           CHAIRPERSON HOOD: Well, I guess it's been a long time  
5 since the last time I seen you. I wasn't -- I couldn't remember,  
6 but if I gave you the warm welcome, we'll just keep that welcome  
7 back then, but glad to see you again.

8           MR. OZBERK: Thank you.

9           CHAIRPERSON HOOD: Let's see if my colleagues have any  
10 questions or comments. And, again, thank you for your report.  
11 Commissioner Imamura is saying no. Commissioner Wright, she's  
12 saying no. Vice Chair Miller, I don't see -- oh, there you are.  
13 How did you move on my screen? Okay, there you go.

14          VICE CHAIR MILLER: No comments. Thank you for your  
15 report.

16          CHAIRPERSON HOOD: Oh, and Commissioner Stidham.

17          COMMISSIONER STIDHAM: No comments. Thank you for your  
18 report.

19          CHAIRPERSON HOOD: Mr. Ozberk, thank you for your  
20 report. Let's see if the applicant -- Mr. Williams, you have any  
21 questions of DDOT?

22          MR. WILLIAMS: We do not. Thank you.

23          CHAIRPERSON HOOD: Okay. Don't make it be so long, Mr.  
24 Ozberk, so I don't ask you the same question next time you come,  
25 so thank you. Take care. Appreciate your report. All right.

1 Ms. Schellin, let's go to the Office of Planning, Ms. Myers.

2 MS. MYERS: Hello, Commissioners. The Office of  
3 Planning recommends approval of the Indiana University Campus  
4 Plan with the conditions stated in the OP report. This is the  
5 first Campus Plan for Indiana University campus. It will allow  
6 them to establish a campus in the District and to reuse the  
7 existing building at 1619 Massachusetts Avenue Northwest, which  
8 has a long history of being used as a campus building.

9 The Comprehensive Plan's Future Land Use Map identifies  
10 this location for high-density residential use, and the  
11 Generalized Policy Map identifies it for neighborhood  
12 conservation. This Campus Plan would not be inconsistent with  
13 either of these designations. The Campus Plan also complies with  
14 the Campus Plan special exception criteria in the zoning  
15 regulations. When evaluated through a racial equity lens, the  
16 plan would also not be inconsistent with this Comprehensive Plan.  
17 This location is within the Near Northwest Planning Area, which  
18 is a planning area where the largest demographic group is White.  
19 The area's Black, White, and Asian groups have a lower median  
20 income than the Districtwide median for those respective groups.  
21 This Campus Plan would provide employment opportunities to  
22 residents and housing to students. The student housing should  
23 help to relieve student demand on the District's housing supply.  
24 And, with that, I will conclude the OP presentation for this  
25 Campus Plan, but, of course, here for questions. Thank you.

1 CHAIRPERSON HOOD: Thank you, Ms. Myers. We always  
2 appreciate your report. Very well done. Let's see, Commissioner  
3 Imamura? Okay, no. Commissioner Wright, no. Vice Chair Miller.

4 VICE CHAIR MILLER: Thank you, Ms. Myers, for your OP  
5 report.

6 CHAIRPERSON HOOD: And Commissioner Stidham.

7 COMMISSIONER STIDHAM: No questions. Thank you for  
8 your report.

9 CHAIRPERSON HOOD: I don't have any questions as well.  
10 Ms. Myers -- let's see, Mr. Williams, any questions of the Office  
11 of Planning?

12 MR. WILLIAMS: No questions. Thank you, Ms. Myers.

13 CHAIRPERSON HOOD: Okay. Again, thank you, Ms. Myers.  
14 We appreciate it always. Have a great evening. Vice Chair  
15 Miller, are you -- do you have the ANC report? Can you give us  
16 the roundabout?

17 VICE CHAIR MILLER: I'll give you a quick summary, Mr.  
18 Chairman. Yes, at Exhibit 16 we have a letter, as Ms. Schellin  
19 I think mentioned, from -- dated February 13th to you, Mr.  
20 Chairman, from ANC 2B -- from the Chairman of ANC 2B, Zachary  
21 Adams, saying -- stating that they supported -- they took a vote  
22 to support unanimously the -- by an eight to zero vote, this  
23 Campus Plan application, adaptive reuse of 1619 Massachusetts  
24 Avenue by Indiana University. They are in support, ANC 2B.

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

1 | you for doing that. Ms. Schellin, do we have anyone who's here  
2 | in support, opposition, or undeclared?

3 | MS. SCHELLIN: The only person I see would be Cary  
4 | Kadlecek, and I don't know whether he's actually here to testify  
5 | or not, but he is on the witness list.

6 | CHAIRPERSON HOOD: Okay. Well, let's bring him up.

7 | MS. SCHELLIN: And let me check one other -- other than  
8 | that, everybody else was part of the witness -- I'm sorry -- the  
9 | applicant's team, so we are good.

10 | CHAIRPERSON HOOD: Okay. So we will see Mr. Kadlecek.

11 | MS. SCHELLIN: In all categories, I should say.

12 | CHAIRPERSON HOOD: Okay. All right. Mr. Kadlecek, you  
13 | want to introduce yourself? You may begin.

14 | MR. KADLECEK: Hi, Commissioners. Cary Kadlecek. I'm  
15 | land use counsel for Johns Hopkins, which is the property owner.  
16 | I'm not here to testify. I was just here in the event that any  
17 | questions came up on behalf of Johns Hopkins as the property  
18 | owner.

19 | CHAIRPERSON HOOD: Okay. All right. Well, thank you  
20 | for clarifying that. We appreciate it. Any questions of Johns  
21 | Hopkins?

22 | (No response.)

23 | CHAIRPERSON HOOD: Okay. All right. Thank you, Mr.  
24 | Kadlecek. All right. Mr. Williams, do you have any closing? I  
25 | know you don't -- I don't believe you have any rebuttal. I

1 shouldn't say I know you don't, but do you have any rebuttal or  
2 any closing?

3 MR. WILLIAMS: Nothing further from us.

4 CHAIRPERSON HOOD: All right. Thank you all. Again,  
5 we appreciate your -- all the work you're doing -- what you will  
6 be doing in this area and the way you all have done the re-  
7 adaptive use. And I'm sure my colleagues -- you've heard our  
8 comments previously. I don't want to be redundant. So, with  
9 that, colleagues, I think this is really -- we can really just  
10 take this off our agenda and go ahead and move forward with this,  
11 but let me hear what others have to say, and, if not -- if you  
12 don't have anything else to say, then if somebody can give us a  
13 motion.

14 COMMISSIONER IMAMURA: I'm happy to make the motion,  
15 Mr. Chairman.

16 CHAIRPERSON HOOD: Okay.

17 COMMISSIONER IMAMURA: Sure. So I move that the Zoning  
18 Commission approve Case Number 24-17, Indiana University  
19 Foundation, Inc., Campus Plan, 1619 -- at 1619 Massachusetts  
20 Avenue Northwest at Square 181, Lot 850; that's a Campus Plan  
21 that is good for a period of ten years, and ask for a second.

22 COMMISSIONER STIDHAM: Second.

23 COMMISSIONER WRIGHT: I'll second it.

24 CHAIRPERSON HOOD: Okay. Great. It's been moved and  
25 properly --

1 COMMISSIONER WRIGHT: Two seconds.  
2 CHAIRPERSON HOOD: Two seconds, so it's doubled.  
3 COMMISSIONER IMAMURA: It's a great motion.  
4 CHAIRPERSON HOOD: It's been moved and properly  
5 seconded. Any further discussion?  
6 (No response.)  
7 CHAIRPERSON HOOD: Not hearing any, Ms. Schellin, would  
8 you do a roll call vote please?  
9 MS. SCHELLIN: That was like a tie for that second, so  
10 let's see who I think may have gotten this one in of the second  
11 first, and I think I heard Commissioner Imamura make the motion.  
12 Commissioner Imamura.  
13 COMMISSIONER IMAMURA: Yes.  
14 MS. SCHELLIN: Commissioner Stidham.  
15 (No response.)  
16 MS. SCHELLIN: Doing the roll call. Can you --  
17 COMMISSIONER STIDHAM: Yes. Sorry.  
18 MS. SCHELLIN: Sorry. Commissioner Hood.  
19 CHAIRPERSON HOOD: Yes. Yes.  
20 MS. SCHELLIN: Commissioner Wright.  
21 COMMISSIONER WRIGHT: Yes.  
22 MS. SCHELLIN: Commissioner Miller.  
23 VICE CHAIR MILLER: Yes.  
24 MS. SCHELLIN: Staff records the vote five to zero to  
25 zero to approve final action in Zoning Commission Case Number 24-

1 17. And, Chairman Hood, may we ask the applicant for a draft  
2 order within two weeks, and is that going -- since there is no  
3 opposition, can they provide a summary order?

4 CHAIRPERSON HOOD: Yes, a summary order would be fine.

5 MS. SCHELLIN: Okay. Great. Thank you. Nothing  
6 further from staff.

7 CHAIRPERSON HOOD: Okay. I'm going to say something  
8 and I probably shouldn't, because I'm going to jinx it -- jinx  
9 us, but, you know, I was thinking, as Mr. Williams mentioned  
10 about how BZA used to -- and I'm sure Vice Chair Miller was  
11 involved with some of this when they switched from the BZA to  
12 the Zoning Commission, but I think over the time that I've been  
13 around, that Campus Plans -- and this is one of our -- this area  
14 of Johns Hopkins previously, they're one of our better Campus  
15 Plans -- but I think the city, as a whole, has gotten a lot better  
16 with Campus Plans and working with the community. And I was  
17 debating on whether or not to say that, because I didn't want to  
18 jinx us, but I really do.

19 I've watched how these hearings used to take -- not  
20 this one, in particular, but others used to take three and four  
21 hearing, five hours per hearing, and now we're getting down to  
22 maybe an hour at the most. And I'm not just talking about this  
23 case, but period. So you all -- you all call me on that if I  
24 jinx myself. You all call me on that. So, with that, I thank  
25 again Mr. Williams and the team, Mr. Morrison and others.

1 Appreciate all the work that you all have -- will be doing and  
2 continue to do for the city.

3 The Zoning Commission will meet again -- Ms. Schellin,  
4 make sure I'm right -- March the 13th, and that's our regular  
5 meeting.

6 MS. SCHELLIN: (Nods head affirmatively.)

7 CHAIRPERSON HOOD: And we'll be on these same platforms  
8 at four p.m. So, with that, I want to thank everyone for their  
9 participation tonight, and this hearing is adjourned. Good night  
10 and have a great weekend.

11 (Whereupon, the above-entitled hearing was adjourned  
12 at 4:45 p.m.)  
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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 - Case No. 24-17

Before: DC Zoning Commission

Date: 03-06-25

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.



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Deborah B. Gauthier