

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
ZONING COMMISSION

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PUBLIC HEARING

<p>IN THE MATTER OF:</p> <p>THE CATHOLIC UNIVERSITY OF AMERICA, West Campus</p>	<p>Case No. 04-25</p>
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Thursday, April 14, 2005

Hearing Room 220 South  
441 4th Street, N.W.  
Washington, D.C.

The Public Hearing of Case No. 04-25 by the District of Columbia Zoning Commission convened at 6:30 p.m. in the Office of Zoning Hearing Room 441 4th Street, N.W., Washington, D.C. 20001, Anthony J. Hood, Vice-Chairperson, presiding.

ZONING COMMISSION MEMBERS PRESENT:

ANTHONY J. HOOD	Vice Chairperson
KEVIN HILDEBRAND	Commissioner
GREGORY JEFFRIES	Commissioner
JOHN PARSONS	Commissioner

OFFICE OF ZONING STAFF PRESENT:

CLIFFORD MOY	Deputy Secretary
SHARON SCHELLIN	Zoning Specialist

OFFICE OF PLANNING STAFF PRESENT:

STEPHEN MORDFIN	Office of Planning
JENNIFER STEINGASSER	Office of Planning

This transcript constitutes the minutes from the public hearing held on April 14, 2005.

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Presentation of Applicant's Case (Already in Progress)  
 Carl A. Petchik . . . . .3

Office of Planning Report  
 Stephen Mordfin . . . . . 24

ANC 5-C Report  
 James Russell . . . . . 29

Persons or Organizations in Opposition to the  
 Application  
 Dino Drudi. . . . . 9/34

Persons or Organizations in Support of the Application  
 Lloyd C. Levermore. . . . . 40

Closing Remarks  
 Allison Prince. . . . . 50

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

7:36 p.m.

VICE-CHAIRPERSON HOOD: The temporary housing, you're only asking to do that while you're renovating the housing on the main campus?

MR. PETCHIK: That's correct. It provides us flexibility to, you know, house students. It allows us to get a consolidated work area that we can keep students out of and keep the contractors from interrupting residential life activities.

VICE-CHAIRPERSON HOOD: And the reason I ask I ask was because I do share the same sentiments of Michigan Park when it comes to safety and I think their interest is looking out for your students. That area up in there is an area that makes people vulnerable and I'm sure, as from what I'm hearing, your security is on top of things and they're going to really need to be on top of things if you're going to put your -- subject your students, not saying you're subjecting them to them, but you're putting them in the area that they can be a target. As far as the way I see it.

MR. PETCHIK: That's correct, sir.

VICE-CHAIRPERSON HOOD: I think that's all I have. I was trying to make sure we hit the issues

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1 with Michigan Park so when we get to that we can move  
2 right on through it. We've already addressed it and  
3 then we'll just handle the other additional concerns  
4 that they may have.

5 Go right ahead, Commissioner.

6 COMMISSIONER JEFFRIES: I think that  
7 Commissioner Hildebrand asked the question. Again, in  
8 terms of pavilion, the performance types will be or  
9 range from what to what?

10 MR. PETCHIK: Basically, they'll probably  
11 tend to be musical to some very light theater kinds of  
12 drama. Maybe a light Shakespeare. We're doing one  
13 now here. I forget the name of the play. We have a  
14 jazz combo out here that plays. We have a more  
15 serious orchestra of about 10-12 pieces that we tend  
16 to use when we do events in the Przybyla Center.  
17 Those are the kinds of concerts that we would expect  
18 to move there. They're right now indoors. In nice  
19 weather, if we got a good weekend, we could set up  
20 something very quickly for them and move them out.

21 Like I said, the staging and everything  
22 right now is all done by Hartke. It's actually broken  
23 down and they do move it, because they extend it and  
24 that would be one of the things that we would bring on  
25 the site, put it up, take it down, move it back.

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1                   COMMISSIONER JEFFRIES: And so in terms of  
2 just general admission, is it general admission? Can  
3 anyone purchase a ticket?

4                   MR. PETCHIK: Yes.

5                   COMMISSIONER JEFFRIES: Oh, anyone can  
6 purchase a ticket?

7                   MR. PETCHIK: They'd probably be sold at  
8 the box office here right in Hartke Theater.

9                   COMMISSIONER JEFFRIES: Okay.

10                  MR. PETCHIK: We put up playbills and we  
11 circulate them in the neighborhood. It's advertised.  
12 So, those people interested -- so when the tickets are  
13 sold out, we would put up a sold-out performance.

14                  COMMISSIONER JEFFRIES: I tend to drive  
15 past this area at night. I have a friend that lives  
16 in Hyattsville, so I'm always on Michigan Avenue  
17 cutting right through. So it's hard for me to always,  
18 you know, see everything. I'm just trying to get  
19 comfortable with just the residential blocks. I mean,  
20 I can see one on the top there, but I'm just trying to  
21 get comfortable with the proximity of the residential  
22 blocks to this pavilion.

23                  MR. PETCHIK: This is all institutional up  
24 through here. That's Carroll High School. This is an  
25 apartment structure called The Heights. These are the

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1 Hawaii Avenue apartments here. And this is all rental  
2 units in through here. We do have some single-family  
3 homes as they get up into North Capital. You have  
4 single-family homes all over through here.

5 COMMISSIONER JEFFRIES: Okay.

6 MR. PETCHIK: These are apartment kind of  
7 units here. Then we get into Brookland which is -- we  
8 start getting back into the single-family homes down  
9 in through here.

10 COMMISSIONER JEFFRIES: Brookland.

11 MR. PETCHIK: This is pretty much  
12 industrial institutional uses. This is institutional  
13 uses, church structures and this one block here is  
14 pretty much single-family residential.

15 COMMISSIONER JEFFRIES: So you're thinking  
16 just sort of Shakespeare in the park or jazz in the  
17 park is not, you know, there's not going to be, you  
18 know, serious noise that could --

19 MR. PETCHIK: No.

20 VICE-CHAIRPERSON HOOD: Yes, I mean, just  
21 based on the distance.

22 COMMISSIONER HILDEBRAND: And it sounds  
23 like these are mostly student performances too.  
24 You're not hiring bands to come and perform here at  
25 the university?

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1 MR. PETCHIK: No, they're our students and  
2 we would be using our student force at this point.

3 COMMISSIONER HILDEBRAND: Right.

4 VICE-CHAIRPERSON HOOD: The other question  
5 I have, actually it's for Ms. Prince, and I'm sure  
6 this has been corrected. In the certificate of  
7 service, I notice that ANC 5-A's address was 2100  
8 Martin King Avenue.

9 MS. PRINCE: No, we correctly certify that  
10 we appeared before 5-A last week.

11 VICE-CHAIRPERSON HOOD: Okay. Okay. So  
12 that's been taken care of?

13 MS. PRINCE: Yes, I'm not sure what  
14 service you're looking at, but that's definitely not  
15 correct.

16 VICE-CHAIRPERSON HOOD: 2100 Martin Luther  
17 King, Jr. Avenue, S.E.

18 MS. PRINCE: Oh. Oh, the certificate of  
19 service for the prehearing. We appeared before the  
20 ANC after that.

21 VICE-CHAIRPERSON HOOD: Okay. That's all  
22 I wanted to make sure.

23 Any other questions?

24 (No audible response.)

25 VICE-CHAIRPERSON HOOD: Okay. Let me ask,

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1 we don't have a letter from ANC 5-C and I don't see  
2 the chairman here. If the person who's in ANC 5-C has  
3 a letter to represent them, other than that, I'm going  
4 to --

5 MS. PRINCE: We just submitted it. We  
6 actually received a fax of a letter from James Berry  
7 right before the hearing and submitted it.

8 VICE-CHAIRPERSON HOOD: Does he authorize  
9 anyone to represent him down here tonight?

10 MS. PRINCE: He said he was unable to  
11 attend tonight and asked that we submit the letter.

12 VICE-CHAIRPERSON HOOD: Oh, okay.

13 MS. SCHELLIN: Yes, we already the letter  
14 in the record, but it did not give authorization to  
15 anybody else to appear.

16 VICE-CHAIRPERSON HOOD: Okay. What about  
17 5-A?

18 MS. SCHELLIN: 5-A just submitted a letter  
19 in support.

20 VICE-CHAIRPERSON HOOD: Okay. So  
21 therefore no one is going to be cross examining except  
22 for Michigan Park. Okay. So to the Commissioner  
23 who's in audience, you have time to come up whether  
24 you're in support or opposition at a later time.  
25 Okay? Just wanted to make that clear.

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1                   Let me ask, I believe I see Mr. Drudi. I  
2 guess you're representing Michigan Park. You can come  
3 to the table if you have any cross examination; not  
4 testimony, if you have any cross examination.

5                   You can come right up to the table. The  
6 court reporter has arrived. You can give him your  
7 cards and you can sit at the table and ask the  
8 questions.

9                   I ask that you introduce yourself and your  
10 address.

11                   MR. DRUDI: Thank you. I'm Dino Drudi.  
12 I'm representing the Michigan Park Citizens  
13 Association. I am a five-time past president of the  
14 association, as well as twice of the City Wide  
15 Federation and currently the association's secretary.

16                   The Michigan Park Citizens Association in  
17 early 1999 when we noted that Catholic U. was planning  
18 to discontinue its guarantee of on-campus housing to  
19 its upperclassmen and knowing the kinds of problems  
20 from our federation --

21                   VICE-CHAIRPERSON HOOD: Mr. Drudi, I want  
22 you to just ask questions.

23                   MR. DRUDI: Oh.

24                   VICE-CHAIRPERSON HOOD: You'll have time  
25 to --

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1 MR. DRUDI: I'm just introducing in  
2 context.

3 VICE-CHAIRPERSON HOOD: Okay. Well, you  
4 can give us your context when you come up for your  
5 testimony.

6 MR. DRUDI: Oh. Very good. Yes, the  
7 first question I would have, being an alumnus of the  
8 university myself, I know that when I go to drop off  
9 my alumni contribution, it's usually around Christmas  
10 time and so I sometimes go to the campus security  
11 office where there's -- you know, I give it to them  
12 and --

13 VICE-CHAIRPERSON HOOD: Mr. Drudi. Mr.  
14 Drudi.

15 MR. DRUDI: Let me finish.

16 VICE-CHAIRPERSON HOOD: Get to your  
17 question, please.

18 MR. DRUDI: Well --

19 VICE-CHAIRPERSON HOOD: I'll hear about --  
20 it's just like going down the street.

21 MR. DRUDI: Yes, I understand.

22 VICE-CHAIRPERSON HOOD: If I have to cut  
23 everybody's grass before I get to the other end of the  
24 block, it's going to take longer.

25 MR. DRUDI: Right.

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1 VICE-CHAIRPERSON HOOD: So, let's go  
2 straight to the question.

3 MR. DRUDI: Well, the point is, when I go  
4 to the security office, I notice that it's facing  
5 toward the east. That's the side where it's on. And  
6 in order to adequately monitor what's going on across  
7 the street and who knows how far away from the fence,  
8 and who knows how far away from Leahy Hall, it seems  
9 to me that they would have to have a presence on the  
10 west side. So I would encourage the Commission to --

11 VICE-CHAIRPERSON HOOD: Mr. Drudi.

12 MR. DRUDI: -- pop into Leahy Hall.

13 VICE-CHAIRPERSON HOOD: Let me just say  
14 this. I've been ignoring you for a while.

15 MR. DRUDI: Right.

16 VICE-CHAIRPERSON HOOD: Just ask the  
17 question.

18 MR. DRUDI: Okay.

19 VICE-CHAIRPERSON HOOD: Phrase it in a  
20 question. That's where we are now. Just phrase it to  
21 a question.

22 MR. DRUDI: Where is the main security  
23 office in Leahy Hall? Thank you for your guidance.

24 I don't very often come before the Commission.

25 Where is your security office in Leahy Hall?

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1 MR. PETCHIK: Our security --

2 VICE-CHAIRPERSON HOOD: Let me give you  
3 the microphone again, sir.

4 MR. PETCHIK: Thank you, sir. My main  
5 security office in Leahy Hall is at the east side of  
6 the building facing this way. I have also adjunct  
7 spaces, one here at the Metro crossing. These are  
8 tactical areas. I have one back here at this back  
9 entrance. I have one that's posted up in through here  
10 and when we do the west campus, this administrative  
11 building will act as that tactical area for public  
12 safety.

13 MR. DRUDI: I would note, Mr. Chairman,  
14 that the trailers are to the west of Leahy Hall and  
15 the security office is to the east. And therefore, it  
16 would be very difficult for the security office in  
17 Leahy Hall to have the trailers, quote, within the  
18 line of sight on an ongoing basis.

19 VICE-CHAIRPERSON HOOD: I'm going to help  
20 you out. Here's what we're going to do. You asked a  
21 question, and you might need some pen and paper and  
22 then when you come back up, you can rebut what you  
23 hear. I think that might be the best way to do this.  
24 Ask the question and instead of responding at this  
25 particular time, you can write it down. Because you

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1 have about 15 minutes that you can come up, because we  
2 usually equal the time. You can come up and rebut  
3 everything that -- the question that you asked. Okay?

4 MR. DRUDI: Okay.

5 VICE-CHAIRPERSON HOOD: Let's not do it  
6 now. Let's just ask the question now.

7 MR. DRUDI: All right. Yes, I was  
8 thinking I have five minutes. So thank you.

9 The second question is, in your  
10 presentation the first venue that you noted for  
11 parking is that big parking lot in the center of  
12 campus. How far away in walking distance is the  
13 center of that parking lot from the entertainment  
14 venue? In feet or yards, or meters, or you know,  
15 something that people can relate to?

16 MR. PETCHIK: Basically about 200 feet.

17 MR. DRUDI: So where would the pavilion  
18 be?

19 MR. PETCHIK: The pavilion would be down  
20 this end. Your seating would be up here.

21 MR. DRUDI: So but would it be more than  
22 200 feet by the time you got to your seat?

23 MR. PETCHIK: You said from the center of  
24 the parking lot to where you enter the back seating.

25 MR. DRUDI: Not where you enter. To where

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1 you end up sitting down.

2 MR. PETCHIK: You can sit down anywhere  
3 from here to there, which would be probably about  
4 another 100 feet.

5 MR. DRUDI: Okay.

6 MR. PETCHIK: Questions?

7 MR. DRUDI: And where are the other  
8 parking venues?

9 MR. PETCHIK: The other parking venues --

10 MR. DRUDI: In terms of distance from the  
11 pavilion.

12 MR. PETCHIK: The shrine parking venue at  
13 this particular area in the evening when the shrine is  
14 closed, basically that's actually closer. We have  
15 some parking up in through here. We have the shrine  
16 parking lot at this particular end. We have Harewood  
17 Road and then we have auxiliary parking up in through  
18 this area. Granted, this is the furthest, but it's  
19 also one of the nicer walks.

20 MR. DRUDI: Does the campus plan itself  
21 ever refer to a recycling center, or does it ever use  
22 the term "recycling" in relation to the place where  
23 you want to do the composting?

24 MR. PETCHIK: It says "maintenance and  
25 material storage." But part of our operation for that

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1 is our recycling area.

2 MR. DRUDI: Does the text of the plan  
3 itself ever use the term "recycling?"

4 MR. PETCHIK: It may. I would have to  
5 read through the entire document again. I don't  
6 recall off hand.

7 MR. DRUDI: And so if it were to do so,  
8 then a reasonable inference could be that garbage  
9 other than compost might be in that recycling  
10 facility?

11 MR. PETCHIK: No. We have a certified  
12 recycling program by the District of Columbia. That's  
13 aluminum, that's plastics, that's wood, that's metal.  
14 We break that down. We collect that on a daily basis.  
15 We package it and then we move it out.

16 MR. DRUDI: Yes, but would empty bottles  
17 be included in that kind of thing?

18 MR. PETCHIK: Bottles, cans, plastic,  
19 glass. We have a very active recycling program. The  
20 students are very actively involved with that and they  
21 actually participate in that. It's run by the student  
22 government. So we're hoping even to win some awards  
23 for the program we've got.

24 MR. DRUDI: So under the rubric of  
25 recycling, if that is the term used anywhere in the

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1 body of the plan, the text of the plan itself could be  
2 construed to allow that kind of waste material to be  
3 handled in that venue.

4 MR. PETCHIK: It was just pointed out to  
5 me that it is in the text on page 18. It says  
6 "recycling building." So we would tend to recycle our  
7 materials there, yes.

8 MR. DRUDI: Thank you. The running track.  
9 In the citizens association submission was the article  
10 from the Catholic U's student newspaper, the Tower,  
11 which was a very good article, with a picture and it  
12 showed the running track snaking through the area.  
13 Why does the university believe that the running track  
14 can be constructed without taking down any living  
15 trees?

16 MR. PETCHIK: Because we've walked it and  
17 we've looked through there and there is sufficient  
18 room. There is areas that we can gain even more than  
19 six feet, but we feel six feet is an adequate minimum,  
20 that we can use it through this particular area.  
21 There's a rock structure through here and the site  
22 actually climbs and then comes back down and we can  
23 feel very comfortable about walking through there.  
24 We've walked through there three abreast just to see  
25 how it would look.

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1 MR. DRUDI: Can you trace with your finger  
2 the route of the running path?

3 MR. PETCHIK: Basically, this is a  
4 conceptual plan. It would start at our low area. It  
5 would go up around through scale gate, it would  
6 approach the high point. You'd be up through here.  
7 You would then cross down, go out through the very  
8 southern end, then come back up this way. The actual  
9 route we'd have to take a look at because we don't  
10 intend to cut anything down.

11 MR. DRUDI: You don't intend to cut  
12 anything down?

13 MR. PETCHIK: We will not cut anything  
14 down.

15 MR. DRUDI: In the campus plan when you  
16 talk about the temporary housing, my recollection is  
17 that the temporary housing was for dorms that are  
18 being replaced or renovated. In addition to  
19 renovation, there's some other term that's used that  
20 could be interpreted to imply that the dorms are being  
21 eliminated entirely. How is that to be interpreted?

22 MR. PETCHIK: Renovation.

23 MR. DRUDI: But another term was used,  
24 "replaced or renovated," is my recollection.

25 MR. PETCHIK: What is the term?

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1 MR. DRUDI: I believe it's "replaced."  
2 Unfortunately, as a citizen, I don't have the campus  
3 plan. I wasn't --

4 MR. PETCHIK: Basically, the original 2002  
5 master plan called for replacement of some housing  
6 down here on south campus, Conaty and Spellman, to new  
7 structures back up in this area.

8 MR. DRUDI: Yes.

9 MR. PETCHIK: But that's in the 2002  
10 approved plan. That's a very long range plan and  
11 we're still looking about how to accomplish that.

12 MR. DRUDI: So what does the campus plan,  
13 when it talks about replaced or renovated? Dorms  
14 being replaced or renovated and therefore you're using  
15 the temporary housing for the dorms that are being  
16 replaced.

17 MR. PETCHIK: No, I'm using the temporary  
18 dorms --

19 MR. DRUDI: How does that fit in there?

20 MR. PETCHIK: -- for the renovations that  
21 I'm currently undergoing down through Centennial  
22 Village, Flather Hall and Gibbons.

23 VICE-CHAIRPERSON HOOD: I really think  
24 that question has been answered. Matter of fact, that  
25 question was answered before we went to cross

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1 examination.

2 MR. DRUDI: All right.

3 VICE-CHAIRPERSON HOOD: I think that  
4 question has been answered.

5 MR. DRUDI: Okay. Thank you. In your  
6 diagram, the one that's a larger diagram, like one or  
7 two in, you show the temporary trailers, those kind of  
8 yellow-orange rectangular structures, and it appears  
9 that there are trees immediately to the east of them.  
10 That green stuff. Do the trees completely  
11 circumnavigate them on their east side?

12 MR. PETCHIK: Generally they would because  
13 this is a area that goes back in through here. These  
14 are modular housing.

15 MR. DRUDI: The campus plan contains  
16 depictions of them. And where is Leahy Hall?

17 MR. PETCHIK: Leahy Hall would be right  
18 across the street at this point.

19 MR. DRUDI: And when the trees are in  
20 leaf --

21 MR. PETCHIK: Right there.

22 MR. DRUDI: When the trees are in leaf, or  
23 even with that thick a stand of trees, when they're  
24 not, what kind of line of sight from anywhere on Leahy  
25 Hall, other than maybe the roof, would there be

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1 between Leahy Hall and the residences?

2 MR. PETCHIK: It's actually quite good  
3 because these trees along up in through here are very  
4 mature trees. They're up around 70-80 feet and if I  
5 walk on the first floor, just open the stairway and  
6 look through the glass back entryway, I can see all  
7 the way up into here. You can see actually under the  
8 canopy.

9 MR. DRUDI: How many trees deep is the  
10 canopy?

11 MR. PETCHIK: At this particular point  
12 it's one to two trees along this, then it starts  
13 getting heavier as you come up into the side. I think  
14 that one of the photographs -- yes, this is the  
15 photograph of the field. This is down a little bit,  
16 but basically you can begin to see. There's Ward  
17 Music Hall. There's Caldwell. So you can very well  
18 see our buildings.

19 MR. DRUDI: In that photograph, to its  
20 very far right, it appears to me that the trees begin  
21 to thicken and become, you know, more.

22 MR. PETCHIK: That would be right here.

23 MR. DRUDI: Yes, okay. You indicated that  
24 Caldwell Hall could be used for housing.

25 MR. PETCHIK: Caldwell Hall is used for

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1 housing.

2 MR. DRUDI: Yes. How long do you  
3 anticipate continuing to use it for housing?

4 MR. PETCHIK: Caldwell Hall --

5 MR. DRUDI: Yes.

6 MR. PETCHIK: -- is going to continue  
7 until we in fact have adequate new structures that are  
8 called for in our 2002 master plan.

9 MR. DRUDI: Does Caldwell Hall meet code  
10 for housing?

11 MR. PETCHIK: It beats the current codes  
12 that we currently have, yes. We are upgrading to put  
13 fire sprinklers in and other kinds of things. This is  
14 actually beyond the code compliance at this point.

15 For new structures, yes. For an existing  
16 structure, at this point we meet all codes.

17 MR. DRUDI: In the campus plan we were  
18 here two years ago talking about, was an Appendix F  
19 which was the university's commitment to exercise  
20 discipline for off-campus housing, for disruptive  
21 behavior in off-campus housing. In the, quote,  
22 amended campus plan, we do not see that kind of  
23 Appendix F. What is the status of the sections that  
24 were in the old one were in the one that's in effect  
25 now? Were this new one adopted, would they be

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1 implicitly repealed?

2 MS. PRINCE: May I address that question?

3 VICE-CHAIRPERSON HOOD: Was that testified  
4 here today?

5 MS. PRINCE: Not at all.

6 VICE-CHAIRPERSON HOOD: You got me lost,  
7 Mr. Drudi. But, Ms. Prince, if you would --

8 MR. DRUDI: What I'm --

9 VICE-CHAIRPERSON HOOD: You had me lost  
10 because I didn't hear that tonight. Maybe it might  
11 have happened two years ago, but I didn't hear it  
12 being testified tonight.

13 MS. PRINCE: What I'm afraid of, Mr.  
14 Chairman, is in reading these documents which appear  
15 to me to be effectively substitute plans, that if the  
16 Appendix F that contains the university's commitment  
17 to exercise discipline for off-campus disruptions,  
18 which was in the existing plan --

19 VICE-CHAIRPERSON HOOD: Tell me how you're  
20 tying that in. Are you tying that off-campus  
21 disruption with the pavilion? Is that how you're  
22 tying this together?

23 MR. DRUDI: No.

24 VICE-CHAIRPERSON HOOD: How are you tying  
25 this in?

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1 MR. DRUDI: What I --

2 MS. PRINCE: I could dispose of this in  
3 three sentences.

4 VICE-CHAIRPERSON HOOD: Okay. Thank you.  
5 Thank you.

6 MS. PRINCE: If you look at the exhibit  
7 list on the second page of the table of contents of  
8 the amended campus plan that we've submitted, rather  
9 than kill many trees by re-Xeroxing the appendices, we  
10 refer to the Zoning Commission file 02-20. So all of  
11 the old appendices would stand, but we didn't recopy  
12 them and attach them again for your benefit. We don't  
13 intend to supersede any of them.

14 MR. DRUDI: Thank you.

15 VICE-CHAIRPERSON HOOD: Okay.

16 MR. DRUDI: I have no further questions.

17 VICE-CHAIRPERSON HOOD: Thank you.

18 MR. DRUDI: And I thank the committee for  
19 guiding me in how to do this.

20 VICE-CHAIRPERSON HOOD: Sure. No problem.  
21 Thank you.

22 Okay. Let me try to see where I am.

23 Okay. No more questions, no more cross examination.

24 We'll go to the report of the Office of  
25 Planning. Mr. Mordfin?

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1 MR. MORDFIN: Good evening, Chairman and  
2 Members of the Commission. I'm Stephen Mordfin with  
3 the Office of Planning. And the Applicant has  
4 acquired a 49-acre parcel located to the west of  
5 Harewood Road that was formerly a part of the  
6 Soldiers' Home. The Applicant's now requesting to  
7 rezone that parcel to R-5-A to amend the boundaries of  
8 the campus plan to include that parcel and for further  
9 processing for the development of that parcel for  
10 university uses. Map amendment was set down on  
11 December 13th, 2004. The uses proposed for the parcel  
12 include a pavilion for outdoor performances, a cross  
13 country track, an environmental research area, two  
14 areas of spiritual repose, maintenance and truck  
15 material storage area and temporary student housing.

16 Several of the existing buildings on the  
17 parcel may be significant historically. Therefore,  
18 the Office of Planning recommends that the Applicant  
19 incorporate an evaluation of the historical resources  
20 on the new property into its current historic  
21 resources inventory. No increases in students,  
22 faculty or staff are proposed by this application.  
23 The zone district proposed, R-5-A, is appropriate for  
24 the subject property. It is consistent with the  
25 zoning of the main campus and universities are

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1 permitted by special exception subject to approval of  
2 a campus plan by the Commission. Therefore, the  
3 Office of Planning recommends approval of the R-5-A  
4 zone district for the parcel.

5 The proposed expansion of the campus and  
6 the proposed uses are in conformance with Section 210  
7 of the zoning regulations in that the use of the  
8 property is not likely to become objectionable due to  
9 noise, traffic, number of students due to the low-  
10 density nature of the proposed uses. No increase in  
11 maximum bulk requirements is proposed, although the  
12 maximum square footage will increase as a result of  
13 the increase in the acreage of the campus.

14 The application includes a plan for all  
15 present and proposed improvements. No interim use of  
16 land off campus is proposed, no buildings proposed to  
17 be removed off campus. The application is in  
18 conformance with the Comprehensive Plan in that it  
19 will provide for adequate on-campus housing for  
20 students and promote cultural and natural amenities  
21 and will result in an FAR of 0.33, less than the  
22 maximum permitted by the 2002 campus plan of 0.44 by  
23 the year 2012.

24 The Office of Planning recommends that the  
25 application be granted by the Commission subject to

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1 the conditions contained within the staff report.

2 VICE-CHAIRPERSON HOOD: Okay. Thanks to  
3 the Office of Planning. Any questions of Office of  
4 Planning?

5 (No audible response.)

6 VICE-CHAIRPERSON HOOD: Hearing none, we  
7 have no questions. I think the report was fine.  
8 Thank you.

9 Any cross examination, Ms. Prince?

10 MS. PRINCE: (No audible response.)

11 VICE-CHAIRPERSON HOOD: Mr. Drudi, any  
12 cross examination Office of Planning?

13 MR. DRUDI: (No audible response.)

14 VICE-CHAIRPERSON HOOD: Okay.

15 COMMISSIONER HILDEBRAND: You mentioned  
16 that one of the conditions is to amend the historic  
17 structures inventory that the university has  
18 completed. Do you have a copy of that inventory?

19 MR. MORDFIN: I do not have a copy of  
20 that. Actually, I believe that that has not yet been  
21 submitted.

22 COMMISSIONER HILDEBRAND: I was looking at  
23 the campus plan and it was supposedly due May of 2004.  
24 Do we have a schedule on when that's going to be  
25 submitted?

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1 MR. MORDFIN: No, I do not.

2 COMMISSIONER HILDEBRAND: Perhaps I could  
3 ask the Applicant?

4 MS. PRINCE: That plan was submitted and  
5 I'm happy to submit a copy for the record. I do not  
6 believe I have it here with me tonight. We worked on  
7 it in conjunction with the Historic Preservation  
8 Division.

9 COMMISSIONER HILDEBRAND: Excellent.

10 MS. PRINCE: And we would definitely amend  
11 that plan to incorporate any historic resources on the  
12 west campus.

13 COMMISSIONER HILDEBRAND: So it's in the  
14 zoning file?

15 MS. PRINCE: Oh, yes.

16 COMMISSIONER HILDEBRAND: Okay. Thank  
17 you.

18 VICE-CHAIRPERSON HOOD: Okay. Any other  
19 questions?

20 (No audible response.)

21 VICE-CHAIRPERSON HOOD: Okay. Do we have  
22 anyone representing any other Government agencies?  
23 DDOT? Anything?

24 But let me just for the record, Department of  
25 Transportation, a memo stating that they had no

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1 objection to the proposal. We also had letters in the  
2 file from the Pope John Paul II Cultural Center. And  
3 I think that's about all that I have.

4 Anything else, Ms. Schellin, that I may  
5 have overlooked?

6 MS. SCHELLIN: Just that there were a  
7 couple other letters that were received this afternoon  
8 in support.

9 VICE-CHAIRPERSON HOOD: Okay.

10 MS. SCHELLIN: One more from the Basilica  
11 of the National Shrine.

12 VICE-CHAIRPERSON HOOD: Okay. Okay. And  
13 the Armed Forces Retirement Home. Okay. All right.  
14 That's for the record and I think all those were in  
15 support.

16 Now, we're going to report of the Advisory  
17 Neighborhood Commissions 5-A and 5-C.

18 Do we have anyone here representing ANC 5-  
19 A? Anyone representing ANC 5-A?

20 (No audible response.)

21 VICE-CHAIRPERSON HOOD: Seeing none, I  
22 know they did provide something for the record that  
23 they are in support.

24 Anyone representing or do we have anyone  
25 from 5-C? You're not representing 5-C, you're just

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1 here speaking on your own for 5-C?

2 COMMISSIONER RUSSELL: Yes.

3 VICE-CHAIRPERSON HOOD: Okay. Well, what  
4 I'm going to do, come to the mike, we're going to take  
5 you at this time.

6 For the record, are you in support or  
7 opposition?

8 COMMISSIONER RUSSELL: I'm overall in  
9 support.

10 VICE-CHAIRPERSON HOOD: Okay.

11 COMMISSIONER RUSSELL: First of all, I  
12 apologize for my appearance. I didn't know I was  
13 going to be able to talk today.

14 VICE-CHAIRPERSON HOOD: Can you give us  
15 your name?

16 COMMISSIONER RUSSELL: Yes, sure.

17 VICE-CHAIRPERSON HOOD: Yes.

18 COMMISSIONER RUSSELL: My name is Jim  
19 Russell. I go to the Catholic University of America,  
20 so I live at 620 Michigan Avenue, N.E. and I live in  
21 Regan Hall, 131, which is on the northeast side of  
22 campus, one of the most northeastern buildings.

23 Once again, I apologize for my attire. I  
24 came from class. I didn't know I'd get a chance to  
25 speak today.

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1           But, first of all, I have to confess that  
2 I'm an amateur to this process. I'm kind of ignorant  
3 of how this works and all. I'm from North Carolina  
4 and I ran for the position because it had been empty  
5 for about seven years prior, so I figured, you know,  
6 any ANC is better than no ANC. So here I am.

7           And I guess basically what I'm here to do,  
8 in a rather unofficial capacity right now, since I  
9 don't know the formalities of it all, is to speak for  
10 the voice of the students who, like Mr. Drudi said,  
11 has been reported in the Tower and there's been talk  
12 of it, though it hasn't been a big issue, kind of  
13 overshadowed by some other ones on campus this year.

14           But, first of all, I'll start out my  
15 comments by praising the plan and those who put it  
16 together. I only met these people recently, but Paul  
17 Brooks and the rest of the people that helped put this  
18 together are very good people and I think their plan  
19 is very thorough and effective.

20           The recycling center kind of reflects,  
21 like was said, CUA's commitment to recycling. We have  
22 a very good environmental rating, I guess you would  
23 say, and we have plenty of other recycling things on  
24 campus and a green roof over the law school lawn, so  
25 very environmentally friendly as far as that goes.

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1 And the plan definitely does its best with the  
2 recycling center and the preservation of all the  
3 trees. So that's very nice.

4 And the pavilion shows the continued  
5 commitment to the drama program that we have at CUA,  
6 which is one of the best in the country. So that  
7 would definitely be a big draw for CUA if we had even  
8 more drama capacities on campus and that pavilion  
9 definitely provides for it. And it seems to be  
10 relatively community friendly, in my opinion. There's  
11 not a lot of people living around that area and the  
12 high volume of people and any actual noise would be  
13 close to the campus and seems to me that's far away  
14 from most other people.

15 And of course the areas of spiritual  
16 repose also reflect Catholic's commitment to  
17 Catholicism and the religion that our school  
18 represents, seeing as we are the Catholic University  
19 of America, the representative for the Vatican in  
20 America in terms of education.

21 With that said, I'd like to speak as a  
22 student, I guess essentially is what I'm going to do  
23 now, and talk about the housing.

24 The temporary housing, if that's all we  
25 can get, I mean, that's fine. Any housing is better

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1 than no housing. And --

2 (Timer sounded.)

3 VICE-CHAIRPERSON HOOD: What I'm going to  
4 do, I'm going to give you an additional two minutes  
5 because you didn't know the process.

6 COMMISSIONER RUSSELL: Oh, yes.

7 VICE-CHAIRPERSON HOOD: Okay.

8 COMMISSIONER RUSSELL: I'm sorry.

9 VICE-CHAIRPERSON HOOD: Two minutes  
10 indulgence.

11 COMMISSIONER RUSSELL: Okay. I'll make it  
12 quick.

13 VICE-CHAIRPERSON HOOD: Okay.

14 COMMISSIONER RUSSELL: In the ANC meeting  
15 this plan came up before the council and we approved  
16 it, all the Commissioners, except for, I guess it was  
17 two. And since then, the housing process has begun  
18 for sophomore year and we all applied for housing and  
19 very few people got what they actually wanted and it's  
20 been referred to know as the housing debacle instead  
21 of the housing process really. And it seems to me and  
22 to most students on campus, and to everyone that I've  
23 talked to, is that housing is the number one problem  
24 for students right now. It's especially fresh in our  
25 minds. And temporary housing is nice because a lot of

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1 the dorms on campus need, you know, some updating.  
2 But what we really need is more housing, as Mr. Drudi  
3 testified to a little bit.

4 And I mean, the plan helps Catholic in  
5 that it advances the drama program and the recycling  
6 and all that, and the drama program and a cross  
7 country course may be something that draws someone to  
8 the university, but the guaranteed housing for say  
9 your senior year would not be, even though that's  
10 what's most important to the students who are actually  
11 on campus.

12 So, I'm not here to ask you to turn down  
13 this plan purely because we need more housing, but I  
14 am just speaking as the voice of the students and  
15 saying this is nice, but what we really need are some  
16 more residence halls on campus. So once again, I'm  
17 not asking you to vote it down specifically, but  
18 taking into consideration when making your judgment.  
19 Thank you very much.

20 VICE-CHAIRPERSON HOOD: Okay. We want to  
21 thank you for coming down. You're Commissioner --  
22 what's your name?

23 COMMISSIONER RUSSELL: Jim Russell.

24 VICE-CHAIRPERSON HOOD: Russell?

25 COMMISSIONER RUSSELL: Yes, James Russell.

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1 VICE-CHAIRPERSON HOOD: Okay. Any  
2 questions of Commissioner Russell?

3 (No audible response.)

4 VICE-CHAIRPERSON HOOD: No questions? Any  
5 cross examination?

6 (No audible response.)

7 VICE-CHAIRPERSON HOOD: Okay. All right.

8 COMMISSIONER RUSSELL: Thank you.

9 VICE-CHAIRPERSON HOOD: Mr. Drudi? Mr.  
10 Drudi, you have any cross examination?

11 MR. DRUDI: (No audible response.)

12 VICE-CHAIRPERSON HOOD: Okay. Thank you.

13 Okay. Next, we're going to take  
14 organizations in support.

15 I'm sorry, Mr. Drudi. I'm sorry. Come  
16 on, Mr. Drudi.

17 MR. DRUDI: Thank you, Mr. Chairman.

18 VICE-CHAIRPERSON HOOD: Sure. Now, Mr.  
19 Drudi, we want to make sure, you said how much time  
20 you think you need?

21 MR. DRUDI: Organizations you said get  
22 five minutes. That should be more than enough.

23 VICE-CHAIRPERSON HOOD: That's all you  
24 need? Now you're a party. That's all you need, is  
25 five minutes?

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1 MR. DRUDI: I think so. If I need more --

2 VICE-CHAIRPERSON HOOD: We'll work it out.

3 MR. DRUDI: -- you know, depending upon  
4 the questions and that sort of thing.

5 VICE-CHAIRPERSON HOOD: Okay.

6 MR. DRUDI: It's not like there are 10,000  
7 people here this evening.

8 VICE-CHAIRPERSON HOOD: Okay.

9 MR. DRUDI: I'm very impressed, Mr.  
10 Chairman, with the thorough review that the Commission  
11 has given to the statement submitted by the citizens  
12 association, so instead of just reading it, I'm going  
13 to try to expand on it a little bit.

14 As myself an alumnus of Catholic U., I  
15 would first of all caution you when Catholic U. talks  
16 to you about temporary buildings, one of those  
17 temporary buildings in about 10 years you'll be  
18 hearing about putting on historic register because  
19 it's going to be 100 years old, which is the former  
20 gymnasium, which is now the architecture school, which  
21 was a temporary building in the World War 1 era.

22 Second of all, Mr. Chairman and Members of  
23 the Commission, Michigan Park Citizens Association's  
24 principal concern presently and as we presented two  
25 years ago is that Catholic U. really needs to assure

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1 that there's enough housing for all the upperclassmen  
2 that want to live on campus. And, you know, it really  
3 comes down to that because we're very fearful that the  
4 ones who want to live on campus means they want to be  
5 close. Maybe they don't have an automobile and  
6 they're more likely, we believe, to move out into the  
7 neighborhood. If you look at that drawing, there are  
8 an awful lot of trees shielding those temporary  
9 trailers from any really decent line of sight. We  
10 believe when the times comes that the students that  
11 have largely been terrorized by the kind of horrible  
12 crimes we've had in our community, we've had some  
13 vicious murders; they've been written up in the  
14 newspaper. We packed Pilgrimage Hall where Mr.  
15 Russell and I both vote; that's our voting place. We  
16 packed it to the gills, not an empty seat, after those  
17 horrible murders in November. On that same night, a  
18 student was shot, it seems to be maybe by the same  
19 person who did the murder. The student survived, but  
20 dropped out for that semester. And we think that the  
21 students, once they figure out how vulnerable they're  
22 going to be, are not going to go for that kind of  
23 housing and are more likely to move off campus than  
24 they are to move into those trailers.

25 Permanent student housing there or

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1 somewhere else on the campus makes a lot more sense  
2 and building it right up front rather than sticking  
3 the students in those trailers is the way the  
4 university needs to go.

5           The other thing is, as I said in my cross  
6 examination, Leahy Hall is not very effective for  
7 providing constant surveillance. The university has  
8 made to you a number of verbal oral commitments this  
9 evening in their statement that do not quite match  
10 what the plan that they've given you says. The  
11 Commission needs to take great care in placing into  
12 its order what the university has said here this  
13 evening and where what it said this evening differs in  
14 tone or emphasis, or in literal meaning from what's in  
15 that plan they've given you. You need to incorporate  
16 what they've said here this evening in your order and  
17 not what the plan says because once they get out of  
18 here, they're going to do what's in black and white in  
19 that plan, unless you tell them otherwise.

20           The association is very concerned that  
21 this trailer park will become, as one of the other  
22 people on the committee called it, a shanty town.  
23 That made it into the letter. Shanty town plus a  
24 recycling center where waste materials are going to be  
25 moved around is probably not a good idea. Catholic U.

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1 bought some temporary trailers in the late '90s.  
2 Well, they're still there and they're still being used  
3 and they might not be in the world's greatest  
4 condition, but they have to have them to house their  
5 students. So these temporary trailers for turnaround  
6 space, ladies and gentlemen, may evolve into something  
7 more than temporary.

8 (Timer sounded.)

9 VICE-CHAIRPERSON HOOD: I think we had it  
10 set for five minutes and you said you wouldn't need  
11 five minutes and you're still going. But keep right  
12 on. How much more time you need?

13 MR. DRUDI: Oh, a minute or two.

14 VICE-CHAIRPERSON HOOD: Okay.

15 MR. DRUDI: I'm nearly done.

16 VICE-CHAIRPERSON HOOD: Okay.

17 MR. DRUDI: Catholic U. needs to be held  
18 to its commitments. Catholic U. needs to -- I mean,  
19 as the Tower article pointed out to you, the main  
20 impetus for this is to take the property off the tax  
21 role. That's never good news for the city, to have  
22 property come off the tax role. So if there's  
23 something that's coming off the tax role that Catholic  
24 U. is getting great benefit from and Michigan Park  
25 Citizens is all in favor of their having that land and

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1 we spoke for it.

2 But there have to be some amenities. You  
3 know, the neighborhood, the community has to get  
4 something out of this. We think that these proposed  
5 uses will be objectionable to the community. We don't  
6 think that they'll work out the way Catholic U. says  
7 they will. We think that Catholic U. is being over  
8 optimistic about how this site is to be used. Thank  
9 you.

10 VICE-CHAIRPERSON HOOD: Okay. Thank you,  
11 Mr. Drudi. Any questions of Mr. Drudi?

12 (No audible response.)

13 VICE-CHAIRPERSON HOOD: Let me just say I  
14 want to thank you for coming down and offering your  
15 testimony. I think Michigan Park Citizens Association  
16 brought up some good points. As you mentioned  
17 earlier, we focused on a lot of that. It's always  
18 good to see all sides of any situation and I want to  
19 thank you for being steadfast because I've seen you  
20 down here before dealing with Catholic U. issues, so  
21 I want to thank you.

22 Hold your seat one second. Ms. Prince,  
23 you have any cross examination?

24 MS. PRINCE: (No audible response.)

25 VICE-CHAIRPERSON HOOD: Okay. Thank you,

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1 Mr. Drudi.

2 MR. DRUDI: And thank you, Mr. Chairman.

3 VICE-CHAIRPERSON HOOD: Okay. Now we're  
4 going to persons in support. Let's see, I have a list  
5 here. Let me go by my list. Persons in support, Ms.  
6 Ransom?

7 MS. RANSOM: (Off microphone.)

8 VICE-CHAIRPERSON HOOD: Okay. He may not  
9 have known it. He didn't sign in. So, anyway, both  
10 of -- Mr., what's his name?

11 MR. LEVERMORE: Levermore.

12 MS. SCHELLIN: He had called in and asked  
13 to be put on the list and he was put on the list and  
14 then he signed in a second time.

15 VICE-CHAIRPERSON HOOD: Now, hold on.  
16 Hold on, hold on, hold on. I know it's been a long  
17 day and I'm sitting here looking at this thing and you  
18 all are telling me he signed in. I'm trying to see,  
19 either something's wrong with me --

20 MS. SCHELLIN: The one that's marked out.

21 VICE-CHAIRPERSON HOOD: Well, that's what  
22 I'm saying, it's marked out. Okay. So if it's marked  
23 out, normally I don't call. I mean, that's just  
24 normal, but --

25 MS. SCHELLIN: But he's also the first one

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1 listed. It's just --

2 VICE-CHAIRPERSON HOOD: First one listed?

3 MS. SCHELLIN: In typewritten --

4 VICE-CHAIRPERSON HOOD: Oh, I'm sorry.

5 You're right. You're right. It's typed in. I was  
6 looking only at the people who wrote in. Okay. Okay.  
7 Did you have a typewriter with you? Come on up, Mr.  
8 Levermore. Mr. Ransom, come to the table, both at the  
9 same time. Sorry. Maybe it is getting late. I've  
10 been wrong before.

11 Actually, Mr. Levermore, you don't say  
12 whether you're -- I guess you're a proponent if you're  
13 coming now.

14 MR. LEVERMORE: (Off microphone.)

15 VICE-CHAIRPERSON HOOD: Okay. Thank you,  
16 Ms. Schellin. Ms. Schellin keeps me straight.

17 MR. LEVERMORE: Good evening, Mr. Chairman  
18 and fellow Commissioners. My name is Lloyd Levermore.  
19 I'm a resident at 224 Webster Street, N.E. I have  
20 resided there since 1982. I vote at the Ukrainian  
21 Catholic National Shrine on Harewood Road and I don't  
22 think I've missed an election.

23 But the reason I'm here tonight is not  
24 only to endorse the plan submitted by Catholic  
25 University, but to be a voice for the kids in my

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1 neighborhood and also the elderly folks in my  
2 neighborhood.

3 I did receive the notice via mail advising  
4 me of tonight's public hearing. But there was an  
5 incident that on Saturday in my alley that basically  
6 suggested that I needed to be here. The cops from 4-  
7 D, and as you know our neighborhood was annexed and  
8 it's no longer in Ward 4; it's in Ward 5. And the  
9 cops from 4-D were called by my resident because the  
10 kids had established a basketball hoop in the alley  
11 and they have been doing that for the last 30 days and  
12 it has attracted a lot of kids from the neighborhood  
13 from ages four through 15. And Officer Hammond, badge  
14 3493, pulled me over after I was cutting my grass on  
15 Saturday and asked me my opinion of the kids and what  
16 they were doing in the alley and I said, "Officer, my  
17 thoughts are that the kids need to burn up that  
18 energy. They do not have access to a basketball court  
19 next door and we are happy to have them playing there,  
20 or else they'd be doing other mischief in the  
21 neighborhood."

22 And it highlights basically the point why  
23 I'm here and that is with Catholic U. being the  
24 largest asset owner in our neighborhood, and we're  
25 very happy to have them. They're the largest employer

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1 and, you know, property values have gone up. You  
2 know, everything is on up and up. Yes, there is some  
3 crime, but where across the urban landscape we do not  
4 have crime?

5 So, my point is that as a resident and as  
6 a citizen I wanted to use this opportunity tonight to  
7 challenge Catholic U. to really partnership with,  
8 whether it's the ANC or residents like my colleague  
9 here, to really begin to address the issues of kids  
10 and also residents, the elderly residents, in terms of  
11 recreational facilities. There is a track on Hawaii  
12 Avenue that I don't think we have access to. I'm not  
13 badgering Catholic U. because I walk to the subway  
14 station in Brookland in the morning and it's well  
15 policed. You know, they are a good citizen. But we  
16 need their resources, not just a few dollars, but in  
17 terms of their capability and how as a community we  
18 can help these kids, most of whom are from single  
19 parent household and things like that.

20 So, that's my call tonight to challenge  
21 you the stakeholders here. I have sent some  
22 information to Mr. Orange and to the recreation  
23 department and as partners, I think we could make a  
24 difference in this neighborhood. Thank you very much.

25 VICE-CHAIRPERSON HOOD: Okay, Mr.

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1 Levermore. Thank you. If you can hold your seat.

2 Ms. Ransom?

3 MS. RANSOM: Yes.

4 VICE-CHAIRPERSON HOOD: You want to turn  
5 your microphone. And, Mr. Levermore, if you can turn  
6 yours off.

7 MS. RANSOM: Yes, I happened to find out  
8 about this meeting --

9 VICE-CHAIRPERSON HOOD: Just introduce  
10 yourself.

11 MS. RANSOM: Oh, my name is Albrette  
12 Ransom. I'm known as Gigi. I was an ANC Commissioner  
13 in Ward 6 from 1993 to 1998. I served three terms.  
14 I've lived in the Pleasant Hill area. I live at 219  
15 Webster Street, N.E., Apartment 2. And I've been  
16 there since October of 1998, so it will be seven years  
17 this October.

18 Some of you may have known me from my  
19 community activism when I was an ANC Commissioner and  
20 I have done a few things since then on my own. Our  
21 current commissioner is Derek Holloway. That's for  
22 ANC 5-C, is it 12 or 13? One of the two.

23 The only way I found out about this  
24 meeting, this hearing was that my car was in the shop  
25 and I had to take the Metro today. I usually drive to

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1 work the past few months, so I had no knowledge of it.

2 Just to give some background, when I first  
3 saw -- let me see, back about three years ago, there  
4 was a sign up at 2nd and Hawaii Avenue, N.E. where  
5 Catholic U. was, I guess, resubmitting their revised  
6 master plan for the campus. I saw those signs. I  
7 came down and I asked about it. Came down here to the  
8 office and I was told that they were just resubmitting  
9 the plan. I was not the ANC Commissioner at the time,  
10 but was interested and was hoping to get a copy of  
11 their master plan.

12 Mr. Levermore, ran into him tonight, and  
13 he was the one that told me about this because yes, I  
14 have seen the children and I've had programs for  
15 children on my own when I was an ANC Commissioner in  
16 Ward 6. It's different here. We're basically a  
17 residential neighborhood on the hill. In our block we  
18 have some very good young kids, well-mannered,  
19 respectful. They don't have anywhere to play. They  
20 cannot use the athletic center, Catholic's athletic  
21 center. That's all fenced off. And that's kind of  
22 tragic because I think some good things can grow out  
23 of that. We do have the former football player,  
24 Darrell Green's foundation is there in the strip mall  
25 at the 333 Hawaii Avenue. That's their office. They

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1 are not engaged in our community. I don't know where  
2 they're engaged at, but they're not engaged in our  
3 community.

4 For the record, I am currently a student  
5 at Catholic University at their adult metropolitan  
6 college, trying to get my paralegal certificate. I  
7 know the campus very well. I do support the building  
8 of these facilities, however, I have been a little  
9 concerned about Catholic University's involvement with  
10 the community as Mr. Levermore said. We have  
11 supported them on a number of things, but in return  
12 the support has not been there or to be able to solve  
13 some problems. For example, the past two or three  
14 summers they have allowed or have rented out space on  
15 the corner there of Hawaii and Taylor Avenue to some  
16 gentlemen out of Maryland or Pennsylvania to come into  
17 the District to sell fireworks.

18 UNIDENTIFIED SPEAKER: (Off microphone.)

19 MS. RANSOM: Okay. Well, we can talk  
20 about that.

21 But they sell fireworks. Two years ago,  
22 or two summers ago was the time we were having the  
23 problem with the arsonists, I believe it was. It  
24 wasn't that bad this past summer. Anyway, I made  
25 numerous phone calls, talked to a few people, finally

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1 -- Adrian was still -- Mr. Fenty was still our council  
2 member at the time. Ronnie Austin reached out. It  
3 was the day of July 4th. The police or the fire  
4 department had to come twice to put out fires in the  
5 fenced area there, The Heights on Hawaii Avenue, going  
6 to the 300 block of Hawaii Avenue. There's a fenced  
7 area. Someone had cut a hole in the fence and they  
8 were up there setting fires. Of course you know we  
9 had to endure about three, four evenings of fireworks  
10 after July 4th because of the volume of the fireworks  
11 in the community. I talked to a Captain LaSeuer, or  
12 something like that July 4th evening and he told me  
13 that they had permission to use that space, they had  
14 rented that space.

15           There are a few other things that I will  
16 put in writing to you.

17           The liquor store. Students with their  
18 alcohol and stuff. Call there, you don't get any  
19 response. It's been gained other ways. But like I  
20 say, I do support that.

21           I ran cross country. I don't think there  
22 will be any need to tear down any trees for a cross  
23 country trail. You just dig around them or use them  
24 to enhance a race.

25           The pavilion, the music is the only thing

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1 I'm concerned about. We have problems with the  
2 baseball team and sometimes the football team. They  
3 use their sound systems at night. Our community goes  
4 to sleep. So if some of those things can be worked  
5 out, it would be appreciated. And like I said, we're  
6 more active and I guess I'm more active directly on  
7 that block, but Mr. Levermore is a great help and we  
8 have a few other people we can turn to.

9 VICE-CHAIRPERSON HOOD: Okay.

10 MS. RANSOM: Thank you.

11 VICE-CHAIRPERSON HOOD: Thank you.

12 MS. RANSOM: Oh, and one more thing.

13 Harewood Road. This will be part of the record  
14 because it may affect that too. We all go to church.  
15 Sunday's a beautiful thing. We enjoy seeing the  
16 people attending the Basilica. However, they have  
17 made a manmade crosswalk from where the ramp comes  
18 down out of the Basilica to across the street to that  
19 parking lot, you know, off of Michigan Avenue at the  
20 start of Harewood Road, but they don't -- okay, and  
21 there's a crosswalk maybe 20 to 25 yards up the street  
22 and would cross over. Traffic tends to back up and  
23 most of the time there's no one manning that. If they  
24 can get people to use that crosswalk, it would  
25 probably be even better than having them walk in the

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1 street and traffic sitting still for three, four, five  
2 minutes sometimes.

3 VICE-CHAIRPERSON HOOD: Okay.

4 MS. RANSOM: Thank you.

5 VICE-CHAIRPERSON HOOD: All right. Thank  
6 you, Mr. Levermore and Ms. Ranson.

7 Ms. Ransom, I'm very familiar with all  
8 your work that you've been out here doing. And I will  
9 tell you, for you all to come out with those concerns  
10 and still support it, I would hope that the Catholic  
11 University does reach out to you guys and work with  
12 you. The plan has been approved and I will tell you  
13 that I noticed that time is going on, time is of the  
14 essence, but my thing has always been when you have  
15 volunteers in the community coming out to testify, you  
16 give them some time. And that's what I've done.

17 MS. RANSOM: Thank you.

18 VICE-CHAIRPERSON HOOD: It's my  
19 prerogative tonight as the chair. So I thank you  
20 both.

21 MS. RANSOM: Thank you.

22 VICE-CHAIRPERSON HOOD: Okay. Next,  
23 anyone else in support?

24 (No audible response.)

25 VICE-CHAIRPERSON HOOD: I'm sorry, Ms.

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1 Prince, did you have any cross examination?

2 MS. PRINCE: (No audible response.)

3 VICE-CHAIRPERSON HOOD: You didn't?

4 Mr. Drudi?

5 MR. DRUDI: (No audible response.)

6 VICE-CHAIRPERSON HOOD: Okay.

7 Okay. Now in opposition? We have no

8 parties. Anyone in opposition?

9 (No audible response.)

10 VICE-CHAIRPERSON HOOD: I have Mr. Feely.

11 UNIDENTIFIED SPEAKER: He had to leave.

12 VICE-CHAIRPERSON HOOD: I'm sorry. He had  
13 to leave?

14 UNIDENTIFIED SPEAKER: He had to leave.

15 VICE-CHAIRPERSON HOOD: Okay. Anyone else  
16 in opposition?

17 (No audible response.)

18 VICE-CHAIRPERSON HOOD: Okay. I'm going  
19 to ask the Applicant to come back to the table.

20 We have one question of you, Ms. Prince,  
21 before your closing remarks.

22 COMMISSIONER HILDEBRAND: Just before you  
23 get to your closing, I want to make sure that I  
24 understand what the drawing indicates for the  
25 temporary housing units. I see six blocks on the site

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1 and there is a diagrammed area that's twice as big as  
2 that, that seems to include the note "temporary  
3 housing units." Is it the intent of the university to  
4 put six blocks on that area, or are more blocks than  
5 that envisioned?

6 MS. PRINCE: I believe what is shown on  
7 the site plan is what we intend to provide.

8 COMMISSIONER HILDEBRAND: Just those six  
9 structures?

10 MS. PRINCE: Just those six.

11 COMMISSIONER HILDEBRAND: Okay. Thank  
12 you.

13 VICE-CHAIRPERSON HOOD: Okay. You have  
14 any closing remarks, Ms. Prince?

15 MS. PRINCE: Very brief closing remarks.

16 This is a modest request that will allow  
17 the university simply to use the 49 acres that it now  
18 owns. The zoning is entirely appropriate, as are the  
19 proposed uses.

20 You should be aware that security is a  
21 major, major priority for the university. They're as  
22 concerned about their students as anyone. The regular  
23 security patrols on campus, and they are extensive,  
24 will continue on to the west campus, which I believe  
25 will benefit the immediate neighborhood as well.

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1                   Housing is a major priority for the  
2 university. Three-hundred-and-fifty beds were  
3 approved by the Board of Zoning Adjustment two years  
4 ago. Those beds were approved four years ago.  
5 They've been operational for two years now.  
6 Millennium North and South, a very successful  
7 dormitory project along McCormack Road. In addition,  
8 the plan that was just approved calls for 450,000  
9 square feet of new housing, as well as extensive  
10 renovation. And critical to the renovation program is  
11 the notion of having some place to put the kids when  
12 you're renovating their space. West campus could help  
13 fill that need.

14                   As for some of the points, very valid  
15 points raised by the two folks who just testified in  
16 support, I would just note there seems to be  
17 misunderstandings about the university renting out  
18 property for the sale of fireworks. That is not  
19 university property. It sounds as though a public  
20 space permit was granted, but the university is just  
21 as opposed to that sales effort as the neighbors and  
22 perhaps we could join together and work to stop that  
23 type of activity.

24                   So in summary, I would just like to ask  
25 for your approval of the application. It is quite an

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1 unusual situation in the zoning regulations where  
2 without zoning you literally can have absolutely no  
3 use for property and this property is there and would  
4 be wonderful to use as soon as possible. Thank you  
5 for your time.

6 VICE-CHAIRPERSON HOOD: Okay. Let me just  
7 back up and ask one quick question, Ms. Prince. Is  
8 the Applicant amenable to opening up discussions? You  
9 mentioned the two people who just came up and I think  
10 they mentioned the track accessible to those in the  
11 neighborhood. Is Catholic U. going to open up a  
12 dialogue with those folks who are right there in the  
13 neighborhood and maybe see if by chance they're able  
14 to use maybe some --

15 MS. PRINCE: They'll certainly open up a  
16 dialogue with these two neighbors.

17 VICE-CHAIRPERSON HOOD: Okay.

18 MS. PRINCE: There are extensive dialogues  
19 that go on with the community, in my view. And  
20 really, I mean, something you don't hear about is the  
21 dramatic improvement in off-campus activities by  
22 students from a low point that was reached about four  
23 years ago. You didn't hear much about bad student  
24 behavior in the neighborhood and that's because it's  
25 just been a dramatic turnaround, one that we don't

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1 often see among the universities and one that took a  
2 lot of working with the community. So we just have to  
3 be talking to more of the right people.

4 VICE-CHAIRPERSON HOOD: Okay. All right.  
5 Any questions, colleagues, for Ms. Prince?

6 (No audible response.)

7 VICE-CHAIRPERSON HOOD: Okay. We have  
8 basically a map amendment and a special exception in  
9 front of us. We will be doing a proposed action I  
10 guess at the earliest meeting and then once we get  
11 everything zoned, then we will deal with the special  
12 exception. I believe that's the order in which we  
13 have to do things. Okay?

14 MS. PRINCE: We consolidated the  
15 applications, but yes, you better zone it first before  
16 you grant a special exception.

17 VICE-CHAIRPERSON HOOD: Yes, we have to  
18 zone it. Oh, yes. We're going to have to do that.

19 Let me see. Ms. Schellin, have we asked  
20 for anything? Can we close the record tonight?

21 MS. SCHELLIN: We can close the record.  
22 You guys did not ask for anything, no.

23 COMMISSIONER JEFFRIES: I just had a  
24 question for the Office of Planning. And that is,  
25 just being concerned about the type of production,

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1 music and so forth in that pavilion and I don't know  
2 whether there had been any exploration around, you  
3 know, conditions upon what is performed or very broad  
4 -- I mean, has there been any discussion around that  
5 with the Applicant?

6 MR. MORDFIN: We had not discussed what it  
7 would be used for except that it would not be -- I  
8 think they had indicated that it wouldn't be open to  
9 the public. In other words, it would be public  
10 performances. That was the only discussions we had  
11 with them and that all parking for it would be on  
12 campus. Someone coming from off campus would park on  
13 the campus.

14 COMMISSIONER JEFFRIES: Has the Office of  
15 Planning in any previous applications tried to devise  
16 some conditions in a similar situation? Do you recall  
17 anything like that?

18 MS. STEINGASSER: Yes, we have and we'd be  
19 happy to discuss that with the Applicant and find  
20 perhaps some hours of operations, a "no later than,"  
21 that things should stop by a certain time.

22 COMMISSIONER JEFFRIES: Yes, I mean, I'm  
23 not -- you know, listen, I just want to be very clear.  
24 I mean obviously you're not here asking for very much  
25 obviously. I mean, you own the acreage and so forth

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1 and clearly the residential communities are, you know,  
2 pretty far from where this pavilion is. It's just  
3 that, you know, from time to time, you know, there  
4 could be someone performing there that's just, you  
5 know, very loud and obtrusive and I just wonder if we  
6 could just sort of explore that for a second or two.  
7 Okay? That's all. Thank you.

8 MS. STEINGASSER: Okay. We'll be happy to  
9 get with you.

10 COMMISSIONER JEFFRIES: Okay.

11 VICE-CHAIRPERSON HOOD: Okay. If there's  
12 nothing else, ladies and gentlemen, the Members of the  
13 Commission and I wish to thank you for your testimony  
14 and assistance in this hearing.

15 The record in this case is closed. Any  
16 party to this case may file a written response to any  
17 information -- no, I'm sorry. It's closed.

18 The Commission will make a decision in the  
19 case at one of its regular monthly meetings following  
20 the closing of the record. These meetings are held at  
21 6:30 p.m. on the second Monday of each month, with  
22 some exceptions, and are open to the public. If any  
23 individual is interested in following this case  
24 further, please contact the staff to determine whether  
25 this case is on the agenda of a particular meeting.

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1 I now declare this hearing closed.

2 MS. SCHELLIN: I'm sorry. Commission  
3 Hood, before you close it, just to clarify, are we  
4 expecting a filing from the Office of Planning  
5 regarding the request from Commissioner Jeffries, the  
6 hours of operation? Are we going to leave it open for  
7 that?

8 VICE-CHAIRPERSON HOOD: Did you ask for  
9 something from them or did you ask if they have a  
10 dialogue?

11 And I'm sorry, it's not closed. We opened  
12 it back up.

13 COMMISSIONER JEFFRIES: Well, I certainly  
14 don't want to slow this train ride here, but I just  
15 wanted there to be a discussion with Catholic  
16 University about, you know, perhaps a couple of  
17 conditions around operations of the pavilion and that  
18 would be pretty much it. So, if there could be a  
19 discussion around that, I would appreciate it.

20 I'm sensitive to this because I lived in  
21 Chicago and near a very small pavilion and every now  
22 and then there would just, you know, someone would  
23 show up there and it would be a pretty noisy  
24 situation. And so, I'm just sort of thoughtful of  
25 that.

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1 MS. STEINGASSER: We can have something  
2 probably within a week.

3 COMMISSIONER JEFFRIES: Yes.

4 MS. STEINGASSER: We can have something in  
5 writing, if we keep the record open, that will --

6 COMMISSIONER JEFFRIES: Yes.

7 VICE-CHAIRPERSON HOOD: Okay. In that  
8 case, if we do that, then we're going to have to allow  
9 the parties a chance to respond. Okay? If we do  
10 that, we're going to have to allow them a chance to  
11 respond, which is fine. That's fine. We can work  
12 that out. But since we are leaving it open for these  
13 limited things, hopefully this dialogue will take  
14 place, because I too have went up to Catholic and went  
15 jogging, exercise around the track and it was closed,  
16 So hopefully those discussions will take place.

17 Also, Ms. Prince, we are asking both from  
18 the party and from the Applicant a proposed order.  
19 Okay?

20 MS. SCHELLIN: So, just to clarify then,  
21 we'll leave the record open for the filing from the  
22 Office of Planning until the 21st of April?

23 VICE-CHAIRPERSON HOOD: Okay. That's  
24 fine.

25 MS. SCHELLIN: And then allow until the

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1 28th of April for the parties to respond to that and  
2 also for the proposed findings of fact and conclusions  
3 of law.

4 VICE-CHAIRPERSON HOOD: Okay. Now, I'm  
5 going to close the hearing. Is there anything else?

6 (No audible response.)

7 VICE-CHAIRPERSON HOOD: Okay. This  
8 hearing is closed. Thank you. Good night.

9 (The meeting was adjourned at 8:40 p.m.)

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