

GOVERNMENT
OF
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

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SPECIAL PUBLIC MEETING
1118TH MEETING SESSION (10TH OF 2001)

+ + + + +

Thursday

July 19, 2001

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The Special Public Hearing by the District of Columbia Zoning Commission convened at 6:00 p.m. in the Office of Zoning Hearing Room at 441 4th Street, N.W., Washington, D.C., Carol J. Mitten, Chairperson, presiding.

ZONING COMMISSION MEMBERS PRESENT:

CAROL J. MITTEN	Chairperson
ANTHONY J. HOOD	Vice Chairperson
HERBERT M. FRANKLIN	Commissioner
JOHN G. PARSONS	Commissioner

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COMMISSION STAFF PRESENT:

ALBERTO P. BASTIDA, Secretary, ZC

OTHER AGENCY STAFF PRESENT:

JOHN FONDERSMITH, Office of Planning
JULIE WAGNER, Office of Planning

D.C. OFFICE OF CORPORATION COUNSEL

MARY NAGELHOUT, Esq.

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I-N-D-E-X

Commission Discussion on American University. . . 5
Campus Plan - Case No. 36CP

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

(6:10 p.m.)

WHEREUPON,

CHAIRPERSON MITTEN: Good evening ladies and gentlemen. This is a Special Public Meeting of the Zoning Commission for Thursday, July 19, 2001. Joining me this evening are Vice Chairman Anthony Hood. My name is Carol Mitten, by the way. Vice Chairman Anthony Hood and Commissioners Herb Franklin and John Parsons.

The business before us this evening is to conclude the deliberation on Zoning Commission Case No. 00-36CP, which is the American University Campus plan, which was not concluded at our regular public meeting on Monday, July 16.

We have a Public Hearing for 7:00 p.m. this evening and I will need to take just a few minutes, if we're still in session, at 7:00 p.m. and open and close that particular hearing because it's being rescheduled, so just prior warning for that.

Mr. Bastida, before we proceed are there any preliminary matters that we need to take up this evening?

SECRETARY BASTIDA: No, Madam Chairman, the staff has no preliminary matters, thank you.

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1 CHAIRPERSON MITTEN: Thank you. Well, then
2 let's proceed to the business at hand, which is the
3 issues remaining on the AU Campus plan and I'd like to
4 begin. We have some revised submissions from the
5 applicant that I know that everyone has had a chance
6 to review.

7 On the subject of land use categories we
8 have more detailed descriptions of the land use
9 categories that are designated on the proposed land
10 use map that is at tab A of the University's July 5,
11 2001 submission and I'd like to know if everyone is
12 satisfied with the level of detail on the
13 descriptions, which are included on page 2 of the July
14 5 letter. We have an academic, administrative,
15 athletic, campus life, residential and open space.

16 COMMISSIONER PARSONS: I have no concern.

17 CHAIRPERSON MITTEN: I'd just like to say
18 that and maybe it doesn't give anyone else any
19 concern, but I'll raise it. One of the things that I
20 know we had talked about at one point was, in terms of
21 a kind of use that might cause objectionable
22 conditions, might be a conference center of some kind
23 and that use is not specifically designated in any of
24 these categories and I didn't know if there was any
25 thought that we should include conference centers of a

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1 certain minimum size in one or more of these land use
2 categories. Does anyone have any reaction to that?

3 COMMISSIONER FRANKLIN: Madam Chair, I
4 assume the absence indicated that there would be no
5 such thing as a conference center. I don't know
6 whether that's a fair inference or not.

7 CHAIRPERSON MITTEN: We could go with that
8 assumption or we could at least open up the
9 possibility if we included it in a particular
10 category.

11 SECRETARY BASTIDA: Madam Chairman, there
12 is no conference center.

13 CHAIRPERSON MITTEN: Meaning what?

14 SECRETARY BASTIDA: The University has
15 advised that there is not a conference center, as
16 such, at this time.

17 CHAIRPERSON MITTEN: One does not exist?

18 SECRETARY BASTIDA: Right.

19 COMMISSIONER FRANKLIN: When I used that
20 phrase, I mean something that would be bringing people
21 from outside the University community to the
22 University for purposes of meetings or seminars or
23 discussions or the like, other than classes.

24 SECRETARY BASTIDA: Under that definition,
25 yes, there would be a conference center. There will

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1 be a conference center that, in fact, will attract
2 that level of participation to those conferences.

3 COMMISSIONER FRANKLIN: Let me repeat what
4 I said. I'm talking about conferences, other than
5 classes, that would be attracting people from outside
6 the University. Is it your understanding, Mr.
7 Bastida, that under some of these categories, let's
8 say that the University were to hold a conference for
9 300 people on some academic or public policy issue.

10 SECRETARY BASTIDA: The University has
11 advised that is not their intent to have a conference
12 in which members of the public at large, that are not
13 a member of the University, will be coming to the
14 University to participate in that sort of activity.

15 Obviously, there might be a person or two
16 that might be interested and would attend, but that's
17 not the intent of the University.

18 COMMISSIONER FRANKLIN: So under what
19 category would that use occur? Is that academic?

20 SECRETARY BASTIDA: That's my
21 understanding.

22 CHAIRPERSON MITTEN: Well, then shall we
23 add conference center under academic, I guess, is the
24 question?

25 COMMISSIONER PARSONS: I'm trying to go

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1 back in my memory, but it seems to me that conference
2 center was something applied to the Tenley Campus.
3 Help me.

4 CHAIRPERSON MITTEN: I think there was a
5 concern that was raised that given the lack of
6 specificity regarding the use of Building M, that
7 there was a concern that had been raised, well, what's
8 stopping them from having a conference center there.

9 COMMISSIONER PARSONS: Right, so now no
10 conference center is proposed as we understand it?

11 CHAIRPERSON MITTEN: Yes.

12 COMMISSIONER PARSONS: So why provide for
13 it?

14 CHAIRPERSON MITTEN: Okay. I guess I just
15 wouldn't want interpretation to be made that in the
16 absence of that language that it would somehow be
17 woven into another.

18 COMMISSIONER PARSONS: So we should
19 preclude it.

20 CHAIRPERSON MITTEN: Okay.

21 COMMISSIONER PARSONS: Is that the right
22 thing to do?

23 CHAIRPERSON MITTEN: Let's preclude
24 conference centers. How about up above a certain size
25 so that no one would mistake a classroom for a

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1 conference center.

2 COMMISSIONER PARSONS: That's the hard
3 question. The number of participants, like 200, 500?

4 CHAIRPERSON MITTEN: Room capacity or
5 something like that.

6 COMMISSIONER FRANKLIN: It seems to me that
7 one way of trying to clarify this would be to say that
8 facilities built for instructional purposes may, from
9 time to time, be used for conferences. Presumably, if
10 they're being built for instructional purposes and
11 used that way regularly, they're of a certain size
12 and. The phrase conference center is, I think,
13 troubling because, you know, that is a purpose built
14 kind of facility that tends to be large.

15 CHAIRPERSON MITTEN: Right.

16 COMMISSIONER FRANKLIN: So maybe in the
17 parenthesis after instructional facilities,
18 classrooms, labs, conference rooms or something of
19 that sort.

20 CHAIRPERSON MITTEN: I think that's one way
21 to handle it. The other would be to use the language
22 that you had just suggested which is, rooms used for
23 instructional purposes or classrooms used for
24 instructional purposes may, from time to time, be used
25 for conferences. Nothing in these land use

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1 designations shall be construed to permit a free
2 standing conference center.

3 COMMISSIONER PARSONS: Is that a motion?

4 CHAIRPERSON MITTEN: Yes.

5 COMMISSIONER PARSONS: Good, second.

6 VICE CHAIRPERSON HOOD: Discussion.

7 CHAIRPERSON MITTEN: Okay.

8 VICE CHAIRPERSON HOOD: Are we closing the
9 door on American University to be able to have a
10 conference with that statement?

11 CHAIRPERSON MITTEN: No.

12 COMMISSIONER PARSONS: No. Conference
13 center is the key. Conferences is not.

14 VICE CHAIRPERSON HOOD: Okay, conference
15 center, okay.

16 COMMISSIONER FRANKLIN: Would you accept
17 the wonderful English expression, purpose built,
18 instead of free standing?

19 CHAIRPERSON MITTEN: Yes. That would be
20 perfect. Purpose built.

21 COMMISSIONER FRANKLIN: Purpose built.
22 It's a great English expressions. When something
23 intended for that use.

24 CHAIRPERSON MITTEN: I think we've just
25 incorporated that into the motion.

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1 VICE CHAIRPERSON HOOD: Madam Chair, I must
2 not be following along or understanding what's going
3 on here because most campuses do have a conference
4 center and I guess that's the road we're going down.
5 I don't know if American University has conferences,
6 but I just see it, for example, Galludet. They have a
7 conference center, Kellogg Conference Center.

8 To close the door and not afford them to
9 have an opportunity then I think we're doing them a
10 disservice. Now maybe they have a conference center
11 already over there. I don't see any evidence of one.

12 CHAIRPERSON MITTEN: Mr. Bastida has
13 assured us that they don't have one. I guess what
14 this does is it builds in the requirement that be
15 overtly approved. If that kind of a use would be
16 introduced on the campus, that would have to be an
17 amendment to the plan and that would be a conscious
18 approval, as opposed to something that was otherwise
19 incorporated into another use that's designated in one
20 of these categories.

21 VICE CHAIRPERSON HOOD: I guess if there's
22 another venue for them to come back at a later date
23 and do that.

24 CHAIRPERSON MITTEN: Sure, there always is.

25 VICE CHAIRPERSON HOOD: That's fine. I

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1 just didn't want to close the door at this point.
2 Okay.

3 CHAIRPERSON MITTEN: Okay.

4 SECRETARY BASTIDA: Madam Chair, you're not
5 precluding that, for example, two or three different
6 scholar activities from different departments will
7 meet from time to time to exchange ideas and have a
8 conference that it's part institutional and to the
9 knowledge because, for example -.

10 CHAIRPERSON MITTEN: No, not at all.
11 Purpose built conference center. I think that's ideal
12 language. All those in favor of the language, please
13 say aye.

14 (Chorus of ayes.)

15 CHAIRPERSON MITTEN: Those opposed, please
16 say no.

17 (No response.)

18 CHAIRPERSON MITTEN: All right. We won't
19 record each of these votes individually, Mr. Bastida.

20 All right. Now, we have the proposed land
21 use map at tab A and I'll just include within this
22 question all the designations. We have all the
23 designations throughout the campus, including what we
24 had asked for as an alternative housing site which has
25 been designated for Nebraska Hall. Perhaps, leaving

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1 aside Building M for the moment and we'll take that up
2 separately. Is everyone satisfied with the use
3 designations as shown on the proposed land use map?

4 COMMISSIONER PARSONS: I'm really excited
5 about this because green is my preference.

6 CHAIRPERSON MITTEN: There's lots of it.

7 COMMISSIONER PARSONS: I'm finally seeing
8 what they've been telling us.

9 CHAIRPERSON MITTEN: Yes.

10 COMMISSIONER PARSONS: It's wonderful.

11 CHAIRPERSON MITTEN: I think it's very
12 helpful.

13 COMMISSIONER PARSONS: Mentally, it's
14 interim and I didn't get proffers that they would do
15 it in perpetuity, but at least we have established
16 what it is in this year.

17 CHAIRPERSON MITTEN: Yes.

18 COMMISSIONER PARSONS: I like it.

19 CHAIRPERSON MITTEN: I guess I would just
20 like to raise a couple things. One is that the
21 designation of Watkins and Krieger, for both academic
22 and administration. I understand that arises from
23 there will be a transition that takes place where
24 academic uses will be removed from Watkins and
25 Krieger, potentially, and then when, and if, Building

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1 A is built, there may be academic offices, as opposed
2 to classrooms, but I would like to incorporate in the
3 order that's consistent with the land use patterns on
4 the campus, that we would be discouraging academic
5 classrooms in that part of the campus. Because the
6 classrooms are orientated more centrally and not
7 peripherally, at least not close to the residences.

8 I don't have a problem with the
9 designation. I would just like to add something to
10 the order that says we would want to discourage the
11 academic classrooms there. Does anybody have any
12 thoughts on that?

13 VICE CHAIRPERSON HOOD: I would agree with
14 you, Madam Chair. Also, Nebraska Avenue, I guess the
15 same would go - .

16 CHAIRPERSON MITTEN: Nebraska Hall?

17 VICE CHAIRPERSON HOOD: Yes. I guess the
18 same would go there to, I believe.

19 CHAIRPERSON MITTEN: Well, Nebraska Hall is
20 currently, I believe, in academic use and the reason
21 that is shown as mixed is because we had asked the
22 University to designate an alternative housing site.

23 VICE CHAIRPERSON HOOD: Okay.

24 CHAIRPERSON MITTEN: I think what we should
25 probably have a little discussion about is, the issues

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1 been raised by the community that was formally a
2 residence hall. There were problems and it is close
3 to the residences behind Nebraska hall and whether or
4 not that is, in fact, an appropriate alternative
5 housing site.

6 COMMISSIONER PARSONS: We had asked for
7 them to identify an alternative site and this is the
8 one they provided. The citizens, in their remarks,
9 say, and I'm not quoting, I'm paraphrasing, this
10 presented problems.

11 CHAIRPERSON MITTEN: Right.

12 COMMISSIONER PARSONS: Unidentified
13 problems. I mean there was no articulation of that at
14 all. I'm strained by that. This, to me, is an
15 obvious solution to reduction in the capacity of
16 Building K to provide housing and to even discuss it,
17 based on the citizen opposition is difficult because
18 they haven't said anything.

19 CHAIRPERSON MITTEN: I think that one
20 concern would be, typically, if they were designating
21 a site where they were going to build a new building
22 for housing, then there would be the further
23 processing and if there were any adverse conditions
24 that were identified, that could be dealt with, but
25 when you're talking about an existing building that

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1 could be converted, there's no more process that would
2 take place.

3 COMMISSIONER PARSONS: Right.

4 CHAIRPERSON MITTEN: I agree with you.
5 There was no elaboration of what the problems were and
6 this is additionally part of the communities concern
7 is there was no opportunity for them to elaborate,
8 except in response to this.

9 COMMISSIONER PARSONS: So if we say no to
10 this, based on this opposition, do we have to ask the
11 University to go at it again?

12 CHAIRPERSON MITTEN: We don't have to.

13 COMMISSIONER PARSONS: They sensed a need
14 for another facility.

15 CHAIRPERSON MITTEN: Right.

16 COMMISSIONER PARSONS: Do we drag this on
17 then, saying, all right, that didn't work, give us
18 another example.

19 COMMISSIONER FRANKLIN: There's nothing in
20 the record, as I recall in this case, to indicate that
21 Nebraska Hall, as a residential facility, was a
22 "problem". Conceivably, there was some testimony in
23 some earlier proceeding about this, but there's just
24 the bland statement that it was in the past a problem
25 when it used for residential purposes, but we don't

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1 have anything in our record to indicate that was so.

2 CHAIRPERSON MITTEN: I agree with. I guess
3 there just wasn't anything that would have elicited
4 that.

5 COMMISSIONER FRANKLIN: Right.

6 CHAIRPERSON MITTEN: I would not want to
7 say, well, we don't have anything on the record, so
8 therefore, there was no problem. I just don't think
9 that was anything that was ever flushed out.

10 COMMISSIONER PARSONS: I guess I'm not
11 persuaded by the comments we've had to date that this
12 is a bad idea.

13 CHAIRPERSON MITTEN: Okay.

14 COMMISSIONER PARSONS: It was a building
15 that, as I recall, was a nursing home or extended care
16 or something of that nature. It was a residential
17 property when they acquired it. It's not as though
18 it's not adaptable to this purpose, so I don't
19 understand.

20 CHAIRPERSON MITTEN: All right. So it
21 doesn't give you any problems?

22 COMMISSIONER PARSONS: No problems.

23 CHAIRPERSON MITTEN: Mr. Franklin?

24 COMMISSIONER FRANKLIN: I agree. It does
25 not give me any cause for concern.

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1 VICE CHAIRPERSON HOOD: Madam Chair, I was
2 just alluding to what you said about the Krieger and
3 the Watkins when I made my statement, but if it's not
4 a problem, then if it's not broke, let's not fix it.

5 CHAIRPERSON MITTEN: All right. The
6 proposed land use map is satisfactory?

7 COMMISSIONER FRANKLIN: May I just raise
8 another subject, Madam Chair?

9 CHAIRPERSON MITTEN: Of course.

10 COMMISSIONER FRANKLIN: I was assuming that
11 Mr. Parsons would do so and I hate to tread on his
12 turf, having to do with green space. The definition
13 that is provided to us on the open space use is, green
14 space areas of the campus presently devoted to active
15 and passive recreational and athletic use.

16 What attracted my attention is that there
17 is no green along Nebraska Avenue, in the vicinity of
18 Ward Circle, Hearst and SIS buildings and we have
19 talked about set backs and the like and there are sort
20 of peripheral green areas shown elsewhere, including
21 around the President's Building, which I doubt is used
22 for active or passive recreational purposes.

23 I'm just wondering whether that definition
24 is broad enough and whether there ought not to be some
25 indication that the areas that would be allocable to

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1 open space because of a set back along that boundary
2 should be indicated? I would certainly defer to Mr.
3 Parsons.

4 COMMISSIONER PARSONS: Thank you, Mr.
5 Franklin, thank you very much. You know I was
6 debating over the weekend about whether the parking
7 lots should be classified as open space, because, in
8 general, they are. Let's look at the Nebraska Avenue
9 parking lot. You see the right of way of New Mexico,
10 Nebraska and Massachusetts and then there's a set
11 back, that's shown in white, before you get to the
12 lavender color. Is that what you would mean, that
13 should be delineated in green?

14 COMMISSIONER FRANKLIN: No, I'm talking
15 about above that. On the other side of Nebraska
16 Avenue. Where you see the SIS, Hearst and Ward Circle
17 Building.

18 COMMISSIONER PARSONS: Oh, I see.

19 COMMISSIONER FRANKLIN: The periphery of
20 the campus probably should be shown in green because
21 that is going to remain as a set back.

22 COMMISSIONER PARSONS: I see. As they've
23 done with the buildings in the second tier, for
24 instance. Where they've come much closer to the
25 facades, the footprints of the buildings.

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1 COMMISSIONER FRANKLIN: Yes, that's true.

2 COMMISSIONER PARSONS: And the Cogert
3 School and Hopkins.

4 COMMISSIONER FRANKLIN: And around the
5 President's Building and etcetera. It's a minor point
6 and I suspect that there would not be any intention of
7 intruding on that, but I think just in terms of the
8 integrity of the plan, it probably they ought to come
9 back and show us that kind of green spaces. Something
10 that would not be violated.

11 COMMISSIONER PARSONS: Right. It implies
12 that we'd welcome an addition to those buildings,
13 right out to the right of way of Hearst, Ward Circle
14 and SIS.

15 COMMISSIONER FRANKLIN: Right.

16 COMMISSIONER PARSONS: Yes. How about the
17 area around the Nebraska Avenue parking lot? Show
18 that in green, that white area.

19 COMMISSIONER FRANKLIN: That's now
20 landscaped and probably should be shown in some way
21 for a set back.

22 COMMISSIONER PARSONS: Right, that's
23 probably the intent.

24 CHAIRPERSON MITTEN: This is just something
25 that we could -.

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1 COMMISSIONER PARSONS: It's a tweaking
2 note.

3 CHAIRPERSON MITTEN: We could designate.

4 COMMISSIONER FRANKLIN: They can come back
5 with a final plan.

6 CHAIRPERSON MITTEN: They have to
7 incorporate all our changes into a final plan.

8 COMMISSIONER PARSONS: Well, similarly all
9 of the white area around the Nebraska House. I hadn't
10 noticed that. There shouldn't be any colorless areas
11 on the diagram.

12 CHAIRPERSON MITTEN: Parking has it's own
13 color?

14 COMMISSIONER PARSONS: Yes.

15 CHAIRPERSON MITTEN: Okay.

16 COMMISSIONER PARSONS: So if we surround
17 it, the Nebraska House and it's parking lot with
18 green, that would be okay, wouldn't it?

19 CHAIRPERSON MITTEN: Okay. The Office of
20 Planning has called this out in their supplemental
21 report that some of these areas around the building
22 are shown with the color that's appropriate to the
23 building, but it tends to understate the amount of
24 open space. I think that would be satisfactory all
25 the way around to really show all the green space

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1 where it is.

2 COMMISSIONER PARSONS: Very good.

3 CHAIRPERSON MITTEN: Okay. Shall we move
4 to the Tenley Campus then?

5 COMMISSIONER FRANKLIN: You had asked
6 whether we were content with the other land use plan?

7 CHAIRPERSON MITTEN: Yes.

8 COMMISSIONER FRANKLIN: I am.

9 CHAIRPERSON MITTEN: Good, but that was a
10 good edition, thank you.

11 COMMISSIONER PARSONS: Yes.

12 CHAIRPERSON MITTEN: Let's begin with
13 Building M, itself, and then there were a few other
14 loose ends that we had not decided on, related to the
15 campus overall.

16 In terms of Building M, we have some
17 additional discussion from the University regarding
18 their intentions there and we have a decision to make
19 about land use designation. We have a decision to
20 make about size and I guess those are the two big ones
21 to begin with.

22 COMMISSIONER PARSONS: Now that we've got
23 this diagram done to specific size. Remember the
24 first one came all the way out to Warren Avenue,
25 Nebraska Avenue?

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1 CHAIRPERSON MITTEN: Yes.

2 COMMISSIONER PARSONS: Now that we've got
3 to what 75,000 square feet really looks like, I think
4 I'm okay. That is, the reduction from 175. As long
5 we hold the residential to 200, which was the original
6 proposal.

7 CHAIRPERSON MITTEN: Right.

8 COMMISSIONER PARSONS: And the parking at
9 200, beneath it.

10 CHAIRPERSON MITTEN: There's one thing that
11 I want to make sure that when we talk about the
12 residential that everybody's on the same page about.

13 At least as I think of it, it is if
14 Building M gets built, it's not optional that you
15 would build. Some times the mixed used category is,
16 well, we'll do this or we'll do that, but in the case
17 of Building M, it has to have the 200 beds, plus
18 whatever else.

19 COMMISSIONER PARSONS: Right, that's what I
20 meant.

21 CHAIRPERSON MITTEN: Okay.

22 COMMISSIONER PARSONS: Absolutely.

23 CHAIRPERSON MITTEN: Does anyone have any
24 thoughts that are inconsistent with where we are so
25 far? Okay. So the 75,000 square feet is fine. The

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1 proposed mix of uses, keeping the residential at,
2 we'll call it a mandatory minimum, because if they're
3 going to build M, it has to be at least the 200 beds.

4 Then we have a 200 car garage, below grade, 25
5 surface spaces. All right.

6 That leads to the next subject, which is
7 the University proposes to eliminate the restriction
8 on students having cars that reside on the Tenley
9 Campus.

10 COMMISSIONER PARSONS: But they also said
11 that they precluded people on that campus from having
12 cars at freshman level, right?

13 CHAIRPERSON MITTEN: I believe that there
14 was a restriction. I'm saying, going back to what had
15 been in place. That no one on that campus, no
16 student, resident student, on that campus could have a
17 car. That resided on Tenley Campus.

18 COMMISSIONER PARSONS: So should we add
19 that to our order?

20 CHAIRPERSON MITTEN: You would like to
21 continue that restriction?

22 COMMISSIONER PARSONS: Yes.

23 CHAIRPERSON MITTEN: Okay.

24 COMMISSIONER PARSONS: Unless they
25 volunteered that.

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1 CHAIRPERSON MITTEN: No, they didn't.
2 They're proposing to eliminate the restriction.

3 COMMISSIONER PARSONS: Oh, I'm sorry.

4 CHAIRPERSON MITTEN: That's why I'm trying
5 to generate some discussion.

6 COMMISSIONER PARSONS: Thank you. That's
7 good.

8 CHAIRPERSON MITTEN: Okay.

9 COMMISSIONER PARSONS: I had thought that
10 was part of the proposal, to continue that.

11 CHAIRPERSON MITTEN: No. Let me just
12 double check that.

13 COMMISSIONER FRANKLIN: Page four, Madam
14 Chair, the last paragraph, in the middle of the
15 paragraph.

16 CHAIRPERSON MITTEN: Right.

17 COMMISSIONER FRANKLIN: I don't know what
18 primarily for storage means.

19 CHAIRPERSON MITTEN: The way I would
20 interpret it is that would be resident students
21 because they don't have to drive everyday. They're
22 already there.

23 COMMISSIONER FRANKLIN: I think resident
24 students is a better way of describing it, rather than
25 storage.

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1 CHAIRPERSON MITTEN: Right. I think one of
2 the things that we have to think about is in the
3 traffic study, which is Exhibit P of the proposed
4 Campus plan. All of the spaces for Building M were
5 allocated to faculty and staff and none of the spaces
6 were allocated to resident students, commuter students
7 or visitors. Clearly, if their intent is to
8 accommodate this, perhaps, new demand that will occur
9 if the restriction on student parking on Tenley Campus
10 is lifted, they have to allocate some of those spaces
11 for students, preferably resident students.

12 Because those, I would think, there's a
13 whole combination of things. Who would be most likely
14 to park on the streets? I would think commuter
15 students would be more likely because they are more
16 short term, but I think that the allocation has to be
17 changed. It can't be all faculty and staff.

18 COMMISSIONER FRANKLIN: Office of Planning,
19 I don't recall, has touched on that issue.

20 CHAIRPERSON MITTEN: I don't think so.
21 What I was going to suggest is and I don't know that
22 it's an appropriate place to encourage commuter
23 students because they are already close to the Metro
24 station, so if they want to pick up a shuttle bus, I
25 would think that's where they pick it up. They walk

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1 from the Metro to Tenley Campus, pick up the bus if
2 they're going to Main Campus or else the bus goes to
3 the Metro station as it is.

4 But I think we have to designate some
5 minimum number of those spaces for resident students.

6 The students who are now going to be able to have
7 cars on Tenley Campus.

8 COMMISSIONER FRANKLIN: As I recall, we
9 were told that the Washington semester students were
10 the ones who were contemplating. I don't know whether
11 that's still the case now, but if they come from
12 outside the city, presumably have driven here and
13 would be residents in Building M.

14 CHAIRPERSON MITTEN: Or in the existing
15 dormitories.

16 COMMISSIONER FRANKLIN: Or the existing
17 dormitories.

18 CHAIRPERSON MITTEN: Which raised another
19 issue, which is they also propose not to have a
20 restriction to the two programs that currently the
21 Tenley Campus is restricted to.

22 COMMISSIONER PARSONS: If we were to
23 preclude cars. This is ridiculous, but I'm going to
24 try it.

25 CHAIRPERSON MITTEN: Just throw it out

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1 there.

2 COMMISSIONER PARSONS: It's not ridiculous.
3 That this would be restricted so that cars from
4 Maryland, Virginia and the District of Columbia would
5 not be included. The idea is to provide storage,
6 that's what's in Shaw Pittman's statement here.
7 People who've come from afar and need storage of
8 vehicles.

9 COMMISSIONER FRANKLIN: That would
10 discriminate residents of the District in terms of
11 faculty and staff.

12 COMMISSIONER PARSONS: Yes. Take the
13 subway. We're 200 feet from the subway, aren't we?
14 200 yards, whatever it is. Until you mentioned it I
15 thought this was not an issue. Thank you very much.

16 CHAIRPERSON MITTEN: Here's what I would
17 suggest, just as a way of moving along.

18 COMMISSIONER PARSONS: Thank you.

19 CHAIRPERSON MITTEN: Of all the spaces on
20 campus, currently, 15 percent of those spaces are
21 designated for resident students. If we designated 15
22 percent of the spaces, if Building M, 15 percent of
23 the spaces in Building M, it would be 34 spaces. So
24 if we said there has to be a minimum of 34 spaces
25 designated for resident students.

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1 COMMISSIONER PARSONS: Terrific. Why
2 didn't you say that earlier?

3 CHAIRPERSON MITTEN: I thought you might
4 have a good idea. Clearly, that was wrong.

5 (Laughter.)

6 CHAIRPERSON MITTEN: So we'll have that.

7 COMMISSIONER FRANKLIN: Yes, indeed.

8 COMMISSIONER PARSONS: Thank you.

9 CHAIRPERSON MITTEN: Now, before we leave
10 the point. If the students on the Tenley Campus will
11 now be able to have cars, regardless of Building M, we
12 have to have some minimum number designated for them
13 now, on the Tenley Campus, as well. I didn't bring my
14 calculator, but I think there are 76. I don't do math
15 in my head very well. I think we need to have a
16 minimum of 12 spaces currently designated for resident
17 students on the Tenley Campus to accommodate the
18 existing students, if they lift the ban. They have to
19 designate 12 spaces.

20 COMMISSIONER PARSONS: 12 out of the 200?

21 CHAIRPERSON MITTEN: No. This is if they
22 don't even build Building M. If we lift the
23 restriction.

24 COMMISSIONER FRANKLIN: I would agree Madam
25 Chair, except for the fact that if there are no takers

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1 for the 12, they could be reallocated. You're talking
2 about 12 resident at the Tenley Campus?

3 CHAIRPERSON MITTEN: Let's just say 12
4 spaces have to be available.

5 COMMISSIONER FRANKLIN: Right of first
6 refusal.

7 CHAIRPERSON MITTEN: Yes, that's good. I
8 think we can get off that. Is there anyone interested
9 in maintaining a separate student cap for the Tenley
10 Campus, which is something that had been in place
11 prior, as well.

12 COMMISSIONER PARSONS: But we included them
13 in our prior cap?

14 CHAIRPERSON MITTEN: Yes, we did. Any
15 support of that?

16 COMMISSIONER FRANKLIN: I think that's very
17 awkward in the light of the fact that the two campuses
18 are so integrated. I would not be in favor of that,
19 Madam Chair.

20 VICE CHAIRPERSON HOOD: I would too have to
21 agree with Commissioner Franklin. When you finish
22 this point, I want to go back to the parking.

23 CHAIRPERSON MITTEN: Okay, I'm done with
24 that now?

25 VICE CHAIRPERSON HOOD: Have we decided

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1 whether or not we're going to, I guess we have, lift
2 the restriction?

3 CHAIRPERSON MITTEN: On student parking?

4 VICE CHAIRPERSON HOOD: Right.

5 CHAIRPERSON MITTEN: That seemed to be the
6 sentiment.

7 VICE CHAIRPERSON HOOD: The general
8 consensus.

9 CHAIRPERSON MITTEN: I mean, if you have
10 another thought.

11 VICE CHAIRPERSON HOOD: My concern is if we
12 lift it, I guess, I just want to make sure that it
13 doesn't and I'm not too familiar with the site and
14 everything, but I just want to make sure that it
15 doesn't filter out into the surrounding community.
16 Then we start creating a problem. I just maybe see
17 that being a problem.

18 CHAIRPERSON MITTEN: And I don't disagree
19 with you, but one of the things we were hoping to
20 accomplish through the prior session that we had and
21 the plans that we put in place for parking
22 enforcement, that were modeled after Mount Vernon
23 Campus, was greater overall enforcement of eliminating
24 student parking, inappropriate student parking, in the
25 residential neighborhoods, getting students parking on

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1 campus and that extends across both the Main Campus
2 and the Tenley Campus.

3 The goal of that is that we won't continue
4 to have problems of any kind and I don't think this
5 will exasperate that.

6 All right. Now, the question about the
7 inclusion of the Methodist Church parking lot in the
8 parking space count. Right now there are 113 spaces
9 in the Methodist Church parking lot and there's a
10 special exception that was granted recently that
11 permits the relationship that they have to continue.

12 Is everyone, even though it's not
13 specifically on campus, I think we need to make an
14 overt designation that may be counted, if that's what
15 we want.

16 COMMISSIONER PARSONS: Yes.

17 COMMISSIONER FRANKLIN: Yes.

18 CHAIRPERSON MITTEN: All right. Then as a
19 follow on to that, we had talked about whether or not
20 we would want to increase the minimum number of
21 parking spaces. The current minimum is 2,490. The
22 current number of parking spaces provided, including
23 the Methodist Church parking lot, is 2,523.

24 The University has suggested that it would
25 not resist an increase of the minimum to the existing

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1 number and that existing number then sets the
2 threshold that has to be maintained throughout the
3 campus plan, even with the conversion of the sports
4 center garage and all of that. So shall we increase
5 the minimum to 2,523.

6 VICE CHAIRPERSON HOOD: Yes.

7 COMMISSIONER PARSONS: Yes.

8 COMMISSIONER FRANKLIN: Yes.

9 CHAIRPERSON MITTEN: Okay. The bleachers.

10 The location of the bleachers, they're designated
11 among other places on the proposed land use map.
12 Three horizontal rows. I think there's some concern
13 on the part of the neighbors, about where these rows
14 are going to be built. Whether they're going to be built
15 on top of a building or whether they're going to be
16 built on the ground. I would certainly want it to be
17 made clear that they would be built on the ground.

18 COMMISSIONER FRANKLIN: The order should so
19 state.

20 CHAIRPERSON MITTEN: Any other concern
21 about the bleachers?

22 COMMISSIONER PARSONS: No. I think it's
23 clear that they're one and a half foot risers.
24 They're a total of seven and one half feet and if
25 there was any proposal in the past to put them on a

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1 building, that's not going to happen, so we should
2 specify that.

3 CHAIRPERSON MITTEN: All right. Are you
4 okay with that?

5 VICE CHAIRPERSON HOOD: Yes, I am fine with
6 that Madam Chair.

7 CHAIRPERSON MITTEN: All right. Let's move
8 to Building K. We had taken a vote about Building K
9 at a significantly smaller size than the University
10 had proposed and the notion behind that was to respect
11 the size of the President's house, President's office
12 building, and the University has now revised their
13 proposal and done some illustrations of what massing
14 for a 40,000 square foot building might look like and
15 I guess I'd like to know if anyone's interested in
16 reconsidering our decision regarding Building K?

17 COMMISSIONER FRANKLIN: Since I wasn't
18 concurring with that, I'm in no position to move for
19 reconsideration.

20 COMMISSIONER PARSONS: No. I'm frankly
21 disappointed in the Office of Planning, which would
22 urge us to do that. I think the diagrams show me, at
23 least. I think the citizens put it well, that three
24 wrongs make a right. They're saying that the context
25 of the existing dormitories make it okay to build a

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1 building of this scale and I just totally disagree.

2 So no, to answer your question, I'm not
3 moved to reconsider this.

4 CHAIRPERSON MITTEN: Mr. Hood?

5 VICE CHAIRPERSON HOOD: Well, I guess I'll
6 just agree with Commissioner Parsons. I don't want to
7 reconsider. I think what we approved is a lot better
8 than what I see in front of us.

9 CHAIRPERSON MITTEN: All right. We'll
10 stand with Building K.

11 COMMISSIONER FRANKLIN: Can I just add
12 another voice.

13 CHAIRPERSON MITTEN: We welcome it.

14 COMMISSIONER FRANKLIN: I don't believe a
15 very persuasive case has been given for the 40,000
16 square foot design. It's very, very hard to envision.

17 On the other hand, the Commission's previous vote,
18 sort of settling on 15,000 square feet, is simply a
19 reversion to a proposal that was made ten years ago
20 and does not seem to me to have any rationale basis,
21 as a number.

22 So my preference would be to have the
23 order adopt the design criteria that the Office of
24 Planning has suggested and indicate that the number of
25 square feet should not be in excess of some number,

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1 which should be more than 15,000. I don't know what
2 that number is.

3 Obviously, there wasn't enough time for
4 the architects to really come with persuasive case on
5 this.

6 CHAIRPERSON MITTEN: And I know it's
7 difficult because they're not proposing this for
8 further processing.

9 COMMISSIONER FRANKLIN: Right. Maybe the
10 answer then is to leave it at 15 and indicate that.
11 If the criteria, as suggested by the Office of
12 Planning, can be met, the Commission would entertain
13 an increase in the 15 without being more specific than
14 that. I just think that 15 is plucked out of the air
15 because of a previous submission ten years ago and I
16 don't know whether that's got a rationale basis or
17 not.

18 CHAIRPERSON MITTEN: I don't know that any
19 of the square footage numbers have a hard basis that
20 we could understand behind them. Mr. Parsons?

21 COMMISSIONER PARSONS: 15 is not plucked
22 out of the air, in that it's a previous decision.
23 Plucked out of the air would be 20, which would seem
24 to be a compromise. Well, gee, maybe 20 would work.
25 I would urge us to stick with 15 and if ten years from

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1 now, that is, whenever the master plan is to be
2 revisited, a more specific proposal comes forward,
3 fine.

4 COMMISSIONER FRANKLIN: I don't want to
5 belabor the point, but I do think the criteria that
6 the Office of Planning have put forward are very
7 useful.

8 CHAIRPERSON MITTEN: I agree.

9 COMMISSIONER PARSONS: Okay.

10 CHAIRPERSON MITTEN: I agree and one thing
11 that we should not overlook is that it is an option
12 for the University, at anytime, to make a proposal to
13 amend the plan. That's always available to them.

14 COMMISSIONER PARSONS: Very good.

15 CHAIRPERSON MITTEN: All right. Katsen
16 Center. We have some revised drawings for the Katsen
17 Center.

18 COMMISSIONER PARSONS: I'm sorry. Which
19 building is that?

20 (Laughter.)

21 CHAIRPERSON MITTEN: Here.

22 COMMISSIONER PARSONS: Oh, that one. I'm
23 sorry.

24 CHAIRPERSON MITTEN: What I'd like to begin
25 by saying is and this, at least in mind, this is what

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1 I go back to, particularly when I'm troubled about a
2 decision is, you know, we have to be anchored in two
3 things. We have to be anchored in the Zoning
4 Ordinance. We have to anchored in the Comprehensive
5 Plan.

6 The Comprehensive Plan gives us guidance
7 about all sorts of things. They give us guidance
8 about supporting educational institutions and this
9 building is about some important programming for the
10 University. It talks to us about preserving existing
11 neighborhoods and having consistent density and we
12 have a neighborhood, the Fort Gaines neighborhood to
13 the rear of the proposed Katsen Center, that we have
14 to balance the needs of that neighborhood.

15 We have a special street. We have a
16 prominent circle. We have design guidelines from the
17 Ward 3 Plan. We have the notion of making a signature
18 building and all of these considerations that we have
19 to balance are not necessarily, don't lead us all in
20 the same direction and I tried to articulate what was
21 giving me concern in the previous deliberation and I
22 find that the University has responded to the
23 concerns.

24 I think and I said before, I don't lay
25 claim to being any kind of design professional. This

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1 building is different to me. It is not as linear.
2 There's more relief from the constancy of the facade
3 that I saw. It doesn't seem so monochromatic and the
4 rhythm of the windows is, to me, a relief from the
5 ribbons that were there and I think this is an
6 improvement.

7 COMMISSIONER FRANKLIN: I agree, Madam
8 Chair.

9 CHAIRPERSON MITTEN: Do you think it's an
10 improvement?

11 COMMISSIONER FRANKLIN: I do think it's an
12 improvement and I thank my colleagues for insisting
13 that it be revisited because I think that this
14 proposal is significantly better than what we were
15 looking at last time around. For all the reasons that
16 you have listed.

17 COMMISSIONER PARSONS: Mr. Hood, did you
18 want to say something?

19 VICE CHAIRPERSON HOOD: I was going to wait
20 and see where you were, Mr. Parsons.

21 COMMISSIONER PARSONS: I, too, think this
22 is responsive and I thank you very much. I really do.

23 I'm thanking the architect. I'm still concerned and
24 have been from the beginning and should have been more
25 specific in my comments.

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1 The parking garage entrance to this
2 building, to me, has always appeared to be at least
3 three or four cars wide. I mean, it is graphically,
4 to me at least, that these new elevations, much too
5 large and I don't mean to continue to redesign this
6 and ask them to come back, but I'll just pass a plan
7 along, if you don't have one, which is an old plan.

8 I think you can look at the driveway, the
9 main entrance to the University off of Massachusetts
10 Avenue, shown directly across the street and if you've
11 been there you know that's a pretty substantial
12 entrance. When you look at the entrance to the
13 parking garage, on the opposite side of the street, I
14 think you'd agree it's wider.

15 When we look at this elevation that's been
16 produced and I think you all have it before you, it
17 just is to much about itself and I can imagine there's
18 need for more than two way traffic here.

19 Similarly, the stairway, which has been
20 significantly reduced in its pavement. That is, the
21 landscape architect has introduced plant material onto
22 those previous steps, to the right on this elevation.

23 I feel so strongly about it. I want to be
24 ensured that this is going to happen and that we're
25 not going to retreat back to a large expanse of stone

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1 or concrete meeting the street here. Keeping in mind
2 what we have now. What we have now is a greensward
3 going up Massachusetts Avenue and this is not that.
4 It's not that yet.

5 How we deal with that in order to ensure
6 that we don't have a gash, that is the feeling of
7 green and what is portrayed on this elevations is
8 indeed going to happen.

9 I don't know how to specify an opening in
10 that second tier of the building for the parking
11 garage at 20 feet, instead of what appears to me 40
12 feet and that the stairway is depicted as it's shown
13 here, with it's companion stairways being shown in
14 plant material, rather than stairs.

15 CHAIRPERSON MITTEN: Well, let's just
16 take -.

17 COMMISSIONER PARSONS: Do you follow me?

18 CHAIRPERSON MITTEN: Yes, I do. I think I
19 do. This is the original, but I don't think they've
20 fussed with the parking garage entrance at all. This
21 is the original P1 parking plan that I have open here
22 and it shows the entrance. It shows that, at least,
23 going in, so on the right hand side, it looks like one
24 lane and then coming out would be two lanes.

25 COMMISSIONER PARSONS: Well, that's my

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1 point.

2 CHAIRPERSON MITTEN: Right.

3 COMMISSIONER PARSONS: Do we really need
4 that.

5 CHAIRPERSON MITTEN: If we can bring you
6 along here, let's just designate that it can be one
7 lane in and one lane out.

8 COMMISSIONER PARSONS: Okay.

9 CHAIRPERSON MITTEN: And if it gives them
10 too much heartburn, they can ask for reconsideration.

11 COMMISSIONER PARSONS: So then the
12 stairways would be as depicted on the entrance
13 stairway then, from Massachusetts Avenue, and it's
14 companion terraces and so forth. I don't know who to
15 express this because that's a wiggle. That's a green
16 wiggle on a map.

17 CHAIRPERSON MITTEN: Right.

18 COMMISSIONER PARSONS: The original intent
19 was to have this as a set of stairways almost 200 feet
20 long.

21 CHAIRPERSON MITTEN: Right.

22 COMMISSIONER PARSONS: And I'm trying to
23 stop that.

24 CHAIRPERSON MITTEN: Right. So let's just
25 describe it as you would have it be and see if

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1 everybody's on board with that.

2 COMMISSIONER PARSONS: The water features
3 are fine and the landscaping, as shown, is okay, but I
4 want to ensure that we're not surprised. It didn't
5 work out. The landscape architect didn't win, so I
6 don't want that.

7 CHAIRPERSON MITTEN: We'll just specify
8 that the landscaping has to be installed as depicted
9 on this rendering.

10 COMMISSIONER PARSONS: Yes. The former
11 stairways that existed to the south of the main
12 stairway become planters, rather than stairway. It's
13 not very articulate, but I think it makes the point,
14 but a sense of garden, rather than plaza.

15 CHAIRPERSON MITTEN: Right.

16 COMMISSIONER FRANKLIN: One way of doing
17 it, rather than saying planters because planters can
18 be pretty hard as well.

19 COMMISSIONER PARSONS: That's right, they
20 can be free standing planters.

21 COMMISSIONER FRANKLIN: We're asking for
22 something that's gardenesque.

23 COMMISSIONER PARSONS: Yes.

24 COMMISSIONER FRANKLIN: More than
25 hardscape.

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1 COMMISSIONER PARSONS: Well good. All
2 right. Is everyone pleased with the vertical
3 articulation of the glass and the reduction of glass
4 and the difference in materials. It's getting at this
5 issue I was pointing to last time. We need a feeling
6 that there's different buildings here, not one.

7 CHAIRPERSON MITTEN: I agree.

8 COMMISSIONER PARSONS: I think they've come
9 a long way.

10 CHAIRPERSON MITTEN: I agree. In rereading
11 the transcript, if the language could be devised to
12 properly capture what we have described and what is
13 depicted on this rendering.

14 COMMISSIONER PARSONS: Right.

15 CHAIRPERSON MITTEN: We would be in favor
16 of the Katsen Center as modified by the applicant and
17 there are a series of conditions that had been
18 proposed by the University that now need some
19 modification, but these would be related to the
20 designation, among other things, the designation of
21 the parking spaces for the various users, the hours of
22 operation and so on, and we would incorporate all of
23 those as well.

24 COMMISSIONER PARSONS: Sure.

25 VICE CHAIRPERSON HOOD: Madam Chair, can I

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1 just say something before we go to motion?

2 CHAIRPERSON MITTEN: Certainly.

3 VICE CHAIRPERSON HOOD: I have to also go
4 along with your comments on this Katsen Center. I
5 listened to the issues that were raised previously, at
6 the other hearings. I think when I start seeing a
7 building, actually in my mind, going down the street
8 to accommodate issues that the neighborhood had some
9 concerns. I think that the applicant has done a good
10 job with this piece.

11 Well, some people may disagree, and I
12 still see here and looking at some of the submittals
13 that came in recently, that it's still said to be too
14 large and what not, but I don't believe so and I don't
15 claim to be a designer or an architect, but I think
16 that the applicant has done a voluminous job in moving
17 this piece forward and trying to accommodate some of
18 the concerns of the surrounding neighbors, so I will
19 also be voting in favor of this Katsen Center.

20 And also, I keep going back to the gift,
21 although it's not a land use issue, he can actually
22 take that piece and go somewhere else, so I'm glad
23 that we did come to a sense that we can come to a
24 consensus and approve this project for the best
25 interests of the city. Thank you.

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1 CHAIRPERSON MITTEN: Then I would move
2 approval of the Katsen Arts Center with the
3 modification that there would be a single lane in and
4 out of the garage, that we will capture the essence of
5 the landscaping, as it's represented on the rendering.
6 That we will incorporate the conditions that are
7 Exhibit 22A of the proposed Campus plan and we'll need
8 to modify those, but those can be modified to reflect
9 the revised application.

10 COMMISSIONER PARSONS: Second. Hard to
11 believe isn't it?

12 CHAIRPERSON MITTEN: It is.

13 COMMISSIONER PARSONS: I find it hard to
14 believe that I seconded that.

15 COMMISSIONER FRANKLIN: I want to thank you
16 for insisting that there be revisiting of it because I
17 think that this is a far superior solution than what
18 we were looking at last time.

19 CHAIRPERSON MITTEN: I agree. I'm pleased
20 that we could get to this point. All those in favor,
21 please say aye.

22 (Chorus of ayes.)

23 CHAIRPERSON MITTEN: Those opposed, please
24 say no.

25 (No responses.)

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1 CHAIRPERSON MITTEN: I think we're going to
2 hold off on the bit with the hearing because we're
3 almost through, so we'll just keep with this.

4 A few more things and then I'll save the
5 final thing for that. We need to make clear from what
6 we had said, I think, at our previous deliberation is,
7 I think, we need to make the distinction regarding the
8 housing requirements. We had said that we wanted the
9 University to continue to maintain 85 percent of
10 freshmen in on campus housing and two-thirds of
11 students in on campus housing and what I think we need
12 to say is, they need to make that housing available to
13 those proportions of students. We really can't
14 require that the students actually live there.

15 MS. NAGELHOUT: Madam Chair, are those
16 freshmen and sophomores? The 85 percent?

17 CHAIRPERSON MITTEN: Now I'm going to have
18 to check because I don't remember precisely.

19 COMMISSIONER FRANKLIN: I think that was
20 it, freshmen and sophomores.

21 CHAIRPERSON MITTEN: Just so we don't get
22 bogged down with me looking, it's whatever the current
23 situation is, so if it's freshmen and sophomores,
24 that's what we intended. Just so we're clear that
25 it's make the housing available. We can't require

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1 them.

2 Is everyone in support of the existing
3 boundaries of the campus as they had been proposed by
4 the University. All right.

5 The final question then is, well, I guess
6 there's two final questions. One is whether or not
7 the University, and I don't think we had discussed
8 this specifically, had invoked a limitation on
9 increasing the FAR by no more than 400,000 square feet
10 over the term of the plan and I don't think we had
11 specifically talked about whether or not we would
12 maintain that limitation. I think that's an
13 appropriate limitation.

14 COMMISSIONER PARSONS: You mean they
15 proffered 400, but we haven't dealt with that?

16 CHAIRPERSON MITTEN: What they have said is
17 they gave a list of possible projects and they said,
18 but we're not going to build all of this, we're going
19 to build up to 400,000 additional square feet of
20 density.

21 COMMISSIONER PARSONS: Okay, so you're
22 saying we should respond to that and restrict.

23 CHAIRPERSON MITTEN: I just want to be
24 clear that's something that we incorporated in the
25 plan.

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1 COMMISSIONER PARSONS: Yes.

2 CHAIRPERSON MITTEN: Okay. The final thing
3 then is the term of the plan.

4 VICE CHAIRPERSON HOOD: Madam Chair, let me
5 ask. I know there are some other plans in the city.
6 Normally, are they ten years? I don't recall any
7 specific plan.

8 CHAIRPERSON MITTEN: Lately, normally is
9 probably, I would say, eight to ten years is what has
10 been approved within the last 18 months.

11 VICE CHAIRPERSON HOOD: I guess I'm asking
12 that because I want to know when the majority, I would
13 not like to see them all come up the same year.

14 CHAIRPERSON MITTEN: Right, they won't.
15 They're all staggered now. They have become
16 staggered.

17 COMMISSIONER PARSONS: How have they become
18 staggered if we've made three decisions this year?

19 CHAIRPERSON MITTEN: Because all of the
20 decisions we've made were not for the same term.

21 COMMISSIONER PARSONS: What are those?

22 CHAIRPERSON MITTEN: I don't know.

23 COMMISSIONER PARSONS: But they're all in
24 the eight to ten range?

25 CHAIRPERSON MITTEN: They are. We are

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1 talking about six months a part, perhaps. We're not
2 talking about several years a part. We're not talking
3 about that.

4 COMMISSIONER FRANKLIN: You expect me
5 around for ten years, John?

6 COMMISSIONER PARSONS: Absolutely.

7 COMMISSIONER PARSONS: So the request is
8 for then years? The tradition is ten years?

9 CHAIRPERSON MITTEN: Right.

10 COMMISSIONER PARSONS: Is there any reason
11 not to say ten years?

12 CHAIRPERSON MITTEN: Just to put the issues
13 that have been raised by various parties on the table.

14 The reason not to say ten years is because we
15 anticipate putting new Campus plan regulations in
16 place, so if we anticipate doing that, then wouldn't
17 it be better to have more campuses under the new regs
18 sooner than under the old regs longer.

19 COMMISSIONER PARSONS: But to follow that
20 argument, you'd say two years.

21 CHAIRPERSON MITTEN: True.

22 COMMISSIONER PARSONS: I would not agree
23 with that.

24 CHAIRPERSON MITTEN: Okay. I just wanted
25 to put the alternative position out there.

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1 COMMISSIONER FRANKLIN: When the BZA looked
2 at the Georgetown University Campus plan and I was on
3 that panel, there was a lot of attention paid to
4 whether it ought to five years or eight years or ten
5 years and the University pointed out and I think quite
6 validly that the process of preparing a campus plan
7 and the meeting with the community and the dealing
8 with this Commission or the Board, is a very time
9 consuming and somewhat expensive undertaking. My
10 inclination would be to stick with the ten years.

11 CHAIRPERSON MITTEN: I think in this case
12 it's not inappropriate, particularly since there is a
13 limitation on the amount. They're not going to build
14 all of these buildings, all of the buildings that are
15 in the plan, and so I think that's a governor that
16 other plans don't necessarily have.

17 VICE CHAIRPERSON HOOD: I was more inclined
18 of eight years, but obviously I'm going to be out
19 voted.

20 CHAIRPERSON MITTEN: Well, if you make a
21 good case for it, maybe they'll be persuaded.

22 VICE CHAIRPERSON HOOD: That's just it.
23 Someone who hasn't sat on a campus plan before, it's
24 hard to make a good case for it, but I did hear
25 Commissioner Franklin's case about coming in front of

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1 the board and meeting with the community, but that's
2 why I was more inclined in doing eight years so they
3 would meet with the community and kind of have that
4 dialog sooner, as later, as your comments, Madam
5 Chair, we're going to deal with the campus plan
6 regulations.

7 And also, if we do ten years now, which
8 other campus plan would this campus plan coincide
9 with? I'm sure by all of them being passed -.

10 CHAIRPERSON MITTEN: It's probably going to
11 be Trinity.

12 VICE CHAIRPERSON HOOD: It's not a problem.
13 Okay. Madam Chair, I would go with ten years too.

14 CHAIRPERSON MITTEN: Would you make a
15 motion?

16 VICE CHAIRPERSON HOOD: I make a motion
17 that we approve the American University's campus plan,
18 Case No. 00-36CP, for ten years, approval of the
19 campus plan.

20 COMMISSIONER FRANKLIN: Second.

21 MS. NAGELHOUT: Madam Chair?

22 CHAIRPERSON MITTEN: Yes, I know what
23 you're going to say.

24 VICE CHAIRPERSON HOOD: Did I leave
25 something out?

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1 CHAIRPERSON MITTEN: Well, there's a
2 problem. We need to give it a definite ending date.

3 COMMISSIONER FRANKLIN: Ten years from the
4 filing of an approved plan, isn't that what we should
5 say?

6 COMMISSIONER PARSONS: Isn't it ten years
7 from the date of the order?

8 CHAIRPERSON MITTEN: Well, we could say,
9 let's see how long is the order going to take to do
10 and we could do ten years or we could just say it's
11 ten years from the end of this month.

12 VICE CHAIRPERSON HOOD: August 15.

13 CHAIRPERSON MITTEN: August 15, 2011.

14 VICE CHAIRPERSON HOOD: 2011.

15 CHAIRPERSON MITTEN: Shall we say that?

16 COMMISSIONER PARSONS: That sounds to me
17 like when I'm the Commission on August 15, ten years
18 from now, we're going to have an emergency meeting, in
19 August.

20 VICE CHAIRPERSON HOOD: September 5.

21 COMMISSIONER PARSONS: I'd push it to
22 September 5. I'm kidding, but August 15 is
23 traditionally not a time to do business in this city.

24 CHAIRPERSON MITTEN: As long as they make
25 an application before it expires, it's not really

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1 going to be a problem.

2 COMMISSIONER FRANKLIN: And to give
3 Commissioner Hood some comfort about the relations of
4 the community, I do believe the order will provide for
5 a liaison committee, if I'm not mistaken.

6 CHAIRPERSON MITTEN: Yes.

7 COMMISSIONER FRANKLIN: Presumably, they
8 won't wait for ten years to suddenly decide they have
9 to talk to the community.

10 CHAIRPERSON MITTEN: Right.

11 VICE CHAIRPERSON HOOD: Madam Chair, can we
12 also put in the order that maybe they meet, what,
13 twice a year? Can we do that? Is that legal?

14 CHAIRPERSON MITTEN: I think it's
15 quarterly, actually.

16 VICE CHAIRPERSON HOOD: Okay, good.

17 CHAIRPERSON MITTEN: So we have a motion to
18 approve this plan for a term that concludes August 15,
19 2011. All those in favor, please say aye.

20 (Chorus of ayes.)

21 CHAIRPERSON MITTEN: Those opposed, please
22 say no.

23 (No response.)

24 CHAIRPERSON MITTEN: All right. Anything
25 else that I have overlooked? Ms. Nagelhout, anything

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1 that you can thing of?

2 COMMISSIONER FRANKLIN: The approvals we've
3 talked about encompass the special processing of the
4 separate buildings?

5 CHAIRPERSON MITTEN: Yes.

6 COMMISSIONER FRANKLIN: All right.

7 VICE CHAIRPERSON HOOD: Madam Chair, I just
8 wanted to commend you on your leadership on moving
9 with this campus plan. I think you did an excellent
10 job. Thank you.

11 CHAIRPERSON MITTEN: Thank you. I had
12 overlooked, when we were really in the thick of it,
13 Mary Nagelhout had provided us a wonderful grid that
14 laid out all the positions of the various parties and
15 really let us, at a glance, see where we were and I
16 neglected to thank you for that the last time, so we
17 appreciate that very much.

18 I'd like to thank everyone for their
19 patience, since we couldn't conclude this on Monday
20 and your patience this evening and this concludes this
21 Special Public Meeting of the Zoning Commission.

22 (Whereupon, the Special Public Meeting of
23 the Zoning Commission was concluded at 7:16 p.m.)

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