

GOVERNMENT OF THE DISTRICT OF COLUMBIA
ZONING COMMISSION

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Z.C. CASE NO.: 02-32
PUBLIC HEARING
(APPLICATION OF GEORGETOWN UNIVERSITY)

* * * * *

Thursday
January 16, 2003

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The Zoning Commission met at 6:30 p.m. in the Office of Zoning Hearing Room, Suite 220, 441 Fourth Street, N.W., Washington, D.C. 20001, pursuant to notice, Carol Mitten, Chairperson, presiding.

BOARD MEMBERS PRESENT:

CAROL MITTEN	Chairperson
ANTHONY HOOD	Vice Chairperson
JAMES HANNAHAM	Commissioner
JOHN G. PARSONS	Commissioner
JOHN G. MAY	Commissioner

STAFF PRESENT:

SHARON SANCHEZ, Office of Zoning
ALAN BERGSTEIN, D.C. Office of Corporation
Counsel
JOHN FONDERSMITH, Office of Planning

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Preliminary Matters
 Chairperson Mitten..... 3

Applicant's Presentation..... 9
 Cynthia Giordano..... 9
 Alan Brangman, architect..... 10
 Professor Robert Baker-White..... 20

Report from Office of Planning
 Mr. Fondersmith..... 27

Report from ANC-2E
 Bill Starrels..... 32

Parties testifying in support..... 34
 Justin Wagner..... 34
 Eric Lasher..... 36

Parties testifying in opposition
 Barbara Zartman,
 Citizens Association of
 Georgetown 39
 Bonnie Hardy,
 Burleith Citizens Association..... 40

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

6:32 p.m.

CHAIRPERSON MITTEN: Good evening, ladies and gentlemen. This is a public hearing of the Zoning Commission of the District of Columbia for Thursday, January 16, 2003. My name is Carol Mitten and joining me this evening are Vice Chairman Anthony Hood and Commissioner James Hannaham, and Commissioner Peter May. And we expect Mr. Parsons to join us momentarily, as well.

The subject of this evening's hearing is Zoning Commission case 02-32, this is a request by the Georgetown University for Special exception relief pursuant to Section 210 and 3104.1 of the Zoning Regulations 11 DCMR for further processing of a proposed project within Georgetown's approved campus plan. The specific request is for renovation and enlargement of the existing Ryan Administration Building to convert it to a Performing Arts Center.

Notice of today's hearing was published in the D.C. Register on August 30, 2002 and in the Washington Times on October 17, 2002.

This hearing was postponed from December 5, 2002 due to inclement weather.

This hearing will be conducted in

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1 accordance with the provisions of a 11 DCMR Section
2 3104; these are the Board of Zoning Adjustment rules
3 which we use in campus plan cases.

4 And for the record, Mr. Parsons has
5 joined us.

6 Copies of the hearing announcement are
7 available to you and are located near the door.

8 The order of procedure will be as
9 follows: Preliminary matters followed by the
10 presentation of the applicant's case, the report of
11 the Office of Planning, reports by any other
12 government agencies, the report of Advisory
13 Neighborhood Commission 2-E, parties and persons in
14 support, parties and persons in opposition. And then
15 rebuttal by the applicant.

16 The following time constraints will be
17 maintained in this hearing. The applicant will have
18 30 minutes, parties will have 15 minutes,
19 organizations will have 5 minutes and individuals
20 will have 3 minutes.

21 The Commission intends to adhere to these
22 time limits as strictly as possible in order to hear
23 the case in a reasonable period of time. The
24 Commission reserves the right to change the time
25 limits for presentations if necessary, and noted that

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1 no time shall be ceded.

2 Parties may at anytime object to any
3 question posed to a witness by another party or to
4 evidence sought to be introduced into the record if
5 it is irrelevant, immaterial or unduly repetitious.
6 The Commissioners as well may request that such
7 testimony or evidence not be received or that such
8 evidence be struck from the record.

9 All persons appearing before the
10 Commission are to fill out two witness cards. These
11 cards are located on the table near the door.

12 Upon coming forward to speak to the Commission,
13 please give both cards to the reporter who is sitting
14 to our right.

15 The decision of the Commission in this
16 case must be based exclusively on the public record.
17 To avoid any appearance to the contrary, the
18 Commission requests that persons present not engage
19 the members of the Commission in conversation during
20 a recess or at any other time. Staff will be
21 available throughout the hearing to discuss
22 procedural questions. So you can direct those to Ms.
23 Sanchez if you have any questions.

24 Please turn off all beepers and
25 cellphones at this time so as not to disrupt these

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1 proceedings.

2 At this time the Commission will consider
3 any preliminary matters.

4 Ms. Sanchez, do we have any preliminary
5 matters?

6 MS. SANCHEZ: I have one. I just want to
7 state for the record that the affidavit of
8 maintenance of pointing has been received, and is in
9 proper form.

10 Thank you.

11 CHAIRPERSON MITTEN: Thank you.

12 And I would like to just begin by stating
13 that this is not a hearing about compliant with the
14 campus plan. There's a procedural matter that we need
15 to -- that we need to address in deliberation about
16 whether or not the university is in compliance with
17 the plan. And we would accept submissions into
18 evidence if anyone disputes the university's
19 representations that they are in fact in compliance
20 with the plan. But we are not going to take testimony
21 on that tonight.

22 So, I would move to just posing a
23 question to Ms. Giordano. We have three requests for
24 party status, and I don't like to know if you have
25 any objections?

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1 MS. GIORDANO: No objections.

2 CHAIRPERSON MITTEN: All right. We have
3 requests for party status from the Citizens
4 Association of Georgetown, the Burleith Citizens
5 Association and Cloisters in Georgetown. Is there any
6 objection on the part of the Commission to granting
7 party status to any of these groups?

8 All right. Then without objections, the
9 Citizens Association of Georgetown, the Burleith
10 Citizens Associations and the Cloisters in Georgetown
11 will be parties in this matter.

12 Are there any other preliminary matters
13 before we proceed?

14 Ms. Zartman, would you come forward and
15 identify yourself for the record, please?

16 MS. ZARTMAN: My name is Barbara Zartman
17 speaking for the Citizens Association of Georgetown.

18 Your indication is contrary to the advise
19 we were given by staff that any question about
20 further proceeding under this application is a
21 subject for preliminary matters, not for introduction
22 during the case in chief.

23 CHAIRPERSON MITTEN: I can't speak to the
24 advice that you were given, but this hearing will go
25 forward because the standard to which the university

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1 is held by the condition in your order is that an
2 application may not be granted if they are not found
3 to be compliance, not that they will not be given a
4 hearing, which is why we're going to move forward
5 tonight. But anything that you would want to offer
6 as evidence that the university is not in compliance,
7 if you haven't already submitted for the record, we'd
8 take that into the record and we would leave ample
9 time -- keep the record open for ample time to
10 receive that.

11 MS. ZARTMAN: Well, we have all the
12 materials with us this evening, but you -- we should
13 wait until the parties in opposition. Because we're
14 not in opposition to the theater.

15 CHAIRPERSON MITTEN: Well, actually, I
16 mean, I don't want to have a hearing about that. I
17 don't want to have cross examination about this
18 stuff. It's just -- because you -- to submit factual
19 information into the information, the Commission will
20 evaluate it in deliberation.

21 MS. ZARTMAN: Thank you.

22 CHAIRPERSON MITTEN: And we'll call you
23 forward -- when we call -- if you're in support when
24 we call for parties in support, then come forward at
25 that time. We're just not going to have cross

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1 examination back and forth about the compliance
2 issue.

3 MS. ZARTMAN: Thank you.

4 CHAIRPERSON MITTEN: All right?

5 Now, all individuals wishing to testify
6 this evening, please rise to take the oath.

7 Ms. Sanchez, would you administer the
8 oath?

9 (Whereupon, Witness sworn).

10 CHAIRPERSON MITTEN: Thank you.

11 And I'd ask the applicant to come
12 forward.

13 MS. GIORDANO: Good evening, Madam Chair,
14 members of the Commission.

15 This evening we have a brief presentation
16 on the project. To my right is Alan Brangman,
17 architect of the university. And Mr. Brangman will
18 present the project.

19 To his right, Mr. Robert Baker-White is
20 Director of the theater program of the university,
21 and he will describe the program that this building
22 will be devoted to.

23 We also had testimony on the compliance
24 issues. We had brief testimony which basically
25 summarizes the fairly extensive submission that we

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1 made into the record. If the Commission would prefer
2 that we just stand on that, written submission,
3 that's fine, too.

4 CHAIRPERSON MITTEN: I'd like the written
5 submission to suffice.

6 MS. GIORDANO: Okay.

7 CHAIRPERSON MITTEN: And if you have
8 anything else that you would like to supplement later
9 and give opportunity for all the folks to respond to
10 each other's submissions, but we don't want to dwell
11 on that this evening.

12 MS. GIORDANO: Okay. All right.

13 Then without further ado then,
14 then we'll just go to the project presentation. I'll
15 ask Mr. Brangman to provide his testimony.

16 CHAIRPERSON MITTEN: Thank you.

17 MR. BRANGMAN: Thank you.

18 The first thing I need to do is strike a
19 number of things from my presentation as a result of
20 your comments, Madam Chair.

21 Good evening, Madam Chair and members of
22 the Commission. My name is Alan Brangman. I'm the
23 university architect for Georgetown University. This
24 evening we will be presenting the university's
25 proposal for a new Performing Arts Center at the

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1 heart of Georgetown's campus.

2 I'd like to start with a very quick
3 overview of our current approved campus plans, and
4 also show how our proposed facility fits into that
5 plan. And if it's all right for the Commission, I'd
6 like to do this up at the board.

7 CHAIRPERSON MITTEN: Right. And I have
8 this, and sometimes this works and sometimes it
9 doesn't. So I just give it to you and hope for the
10 best. And the button's on the bottom.

11 MR. BRANGMAN: Thank you.

12 CHAIRPERSON MITTEN: Okay. We're good.

13 MR. BRANGMAN: The first thing I'd like
14 to do is orient the Commission with the campus
15 itself.

16 This is Georgetown University's campus.
17 The main entrance at 37th and O Street is located
18 here. This is Healy lawn, Copley Hall, this is Healy
19 Building, Copley. And this is the Ryan Administration
20 Building, which is the subject building for the
21 project that we are proposing this evening.

22 The community boundaries for the campus
23 are the on the east, or northeast I should say of
24 Georgetown Visitation, 35th, 36th and 37th Street on
25 the east. On the south Prospect Street, Canal Road.

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1 On the west Glover-Archibald Park. And then on the
2 north side of the campus Reservoir Road and also all
3 the way at the extreme northeast is the Cloisters.

4 Our zoning data for this project is
5 depicted by this chart here. The zoning category for
6 the campus is R-3. We are known as Lot 1 in Square
7 1321. The current square footage for the campus is --
8 excuse me. The campus site area is 4.3 million, a
9 little bit larger than that. The campus gross square
10 area is 4.9 million and that includes about 20,000
11 square feet for the Ryan Administration Building. And
12 that number becomes important later, as you'll see as
13 I talk about the proposed square footage for the new
14 project.

15 Our campus gross floor area allowable
16 1.8. The existing campus FAR is 1.12. With the new
17 proposed Ryan -- excuse me. Performing Arts Center,
18 our campus FAR will be 1.3, and that equates to 4.9
19 million square feet.

20 I will step through the plans in a
21 moment, but I briefly just wanted to address the
22 square footage as related to what counts toward FAR
23 and what does not. We have four -- actually three
24 floors and a partial floor in the building. There is
25 a main lobby level, the main stage level and the main

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1 basement level. There's also a cellar level which
2 doesn't get counted in the FAR count, but the total
3 count is 39,600 square feet. That nets against the
4 20,300 square feet that currently exists in the Ryan
5 Administration Building, which then gives you a total
6 add on our FAR number of 19,298 square feet, which is
7 what takes us from the 1.2 to the 1.3 FAR. It's a
8 very slight increase as a result of this building.

9 I'd like to move to a review of the
10 project itself. This is just an enlargement of the
11 campus site area for the building and also some
12 context photographs.

13 The proposed site is here. This is the
14 Ryan Administration Building. And then the proposed
15 addition that goes onto that. This is new North, old
16 North, Healy, Copley. This is Harbin. There's Jesuit
17 Cemetery, which sits here and then just to the north
18 of that is the ICC.

19 There's a couple of site context photos
20 here. In this first photo here we're actually
21 standing over in the back of Copley looking northwest
22 -- excuse me. Southwest towards the site. So the Ryan
23 Building is -- a corner of the Ryan Building sitting
24 here. The Jesuit Cemetery's down in this area. And
25 the new portion of the building with the stage house

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1 would actually sit in this area going back towards
2 Harbin Hall.

3 This is a shot from the west just next to
4 Harbin looking back east towards the backside of the
5 Ryan Administration Building.

6 This is a shot that's taken over near the
7 ICC, which is to the north looking towards the south
8 so you catch the corner of the Ryan Building here,
9 the new facility, again, would sit here basically
10 covering from this vanity point New North and Old
11 North.

12 This shot is taken from the Harbin
13 Terrace, which is here looking back towards the east,
14 again towards the backside of Ryan and Copley.

15 And then these two shots here are taken from
16 the site itself looking towards the north. This is
17 the ICC, the Intercultural Center. But you're
18 actually standing in the parking lot that current
19 exists there now looking across the Jesuit Cemetery
20 towards the ICC.

21 And then the last shot is taken from the
22 site itself. Again, standing in the parking lot here
23 looking towards the northwest towards the Leavey
24 Center.

25 I'd like to take a moment just to step

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1 through the plans very quickly so that you have an
2 idea of how the building lays out on the site. It
3 actually terraces down from the west portion of the
4 site towards the east -- or excuse me. From the east
5 section towards the west and we are going to utilize
6 the existing entrances of the Ryan Building. This is
7 a footprint of the Ryan Administration Building here,
8 roughly about 5,000 square feet.

9 There are two entrances currently that
10 exist there into that building. We're going to reuse
11 those as the main entrances into the theater building
12 itself. You'll enter into the lobby, which is a two
13 story space that wraps around both the ticket and
14 concession and the main entrance areas into the 230
15 seat theater.

16 This space within the Ryan Building will
17 be returned to its original two story height exposing
18 the trusses that currently exist there that were
19 covered when we did renovation back in the 1950s to
20 actually insert a second floor within the building.
21 All that's being ripped out and we're going to turn
22 that back into a two story space so that as you walk
23 around this lobby and prefunction area, you will have
24 an understanding of what some of that space used to
25 look like. And this shows what those trusses used to

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1 look like when this was the main gym on the campus.
2 I'm not sure how good the basketball team was back
3 then, but it's a pretty small place to play.
4 Actually, they may have been better than they are
5 today. I'm not sure.

6 As you enter into the main lobby, as I
7 mentioned, these are the main entrances through sound
8 lots into the main seating of the auditorium. If you
9 make a left and go down this corridor past a series
10 of bay windows, there's a stairway that takes you
11 down to the main stage level.

12 It shows on this plan and you can see
13 here that in the facility for the first time there's
14 actually two performance venues. One here, which is
15 the percedium stage theater. This is a 230 seat
16 facility. And then also a studio theater back in this
17 area, which will seat anywhere from 80 to 100 patrons
18 in that area. They have two sound lots that are off
19 of that main lobby corridor as well.

20 Also on this floor are the design and
21 scene shops. Design shop for the scene shop. There's
22 a scene shop, administrative offices back in these
23 two areas. And then also the main restrooms for the
24 complex in total are located on that floor.

25 Continuing down through the building on

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1 to the main basement level, all the mechanical space
2 is tucked into the lower level of the Ryan Building.

3 The canceled space is added on to the back under the
4 scene shop and then all of the dressing rooms, trap
5 rooms, orchestra pits directly under where the main
6 stage house and the auditorium audience chamber is.
7 And then behind that are two rehearsal spaces as well
8 as music practice rooms and other support spaces that
9 are created on that main basement level.

10 And then finally at the cellar level all
11 the way at the west end of the building we tucked all
12 of the storage, archives, more storage spaces as well
13 as mechanical and loading docks, which are back in
14 this area here all the way at the west end of the
15 building.

16 I mentioned our zoning compilations,
17 which are roughly about 39,000 square feet. We have a
18 measuring point that runs across the site that's
19 roughly like that in terms of what the existing grade
20 is. Our measuring point happens here from the top of
21 the penthouse to a point that's about 60 feet above
22 that medium measuring point, which is quite a bit
23 less than either the 90 or the 75 that we are allowed
24 on various parts of the campus.

25 Finally, on the exterior of the building

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1 as is the case with many of the buildings on this
2 portion of the campus, brick is the predominant
3 material. We're proposing on this particular
4 facility, and this is all the new edition, the Ryan
5 Building here, this is the east facade of the Ryan
6 Building so you're standing in back of Copley looking
7 for the west. And then is from the west side looking
8 back towards the building.

9 As you can see here, we are proposing to
10 use the brick that's slightly redder and richer than
11 the original brick that's in the 1908 Ryan Building.
12 And then also picking up on some of the --
13 particularly the expanses of glass in the new
14 addition as it was used in the old addition along
15 with accents of both stone and cast stone as
16 architectural embellishments on the project.

17 Georgetown University is committed to
18 creating an sustaining an environment in which
19 students can develop physically, emotionally,
20 intellectually, morally and spiritually. Georgetown
21 University's mission is to build a community that
22 serves as a context for building character. The idea
23 that education takes place within the context of a
24 community is deeply rooted in the Catholic and Jesuit
25 traditions upon which the university built.

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1 Georgetown University's Performing Arts
2 Center will serve as the education center for campus
3 theater supporting Georgetown's curricular goals in
4 the arts. Professor Robert Baker-White will address
5 these goals in a moment.

6 Now, finally, the university feels that
7 this attractive designed building with be a
8 beneficial aesthetic addition to the campus, the
9 neighborhood and will impose adverse effects on the
10 surrounding neighborhood. The proposed building and
11 use is consistent with the purpose and intent of the
12 zoning regulations and the map. For all these reasons
13 cited in my presentation, this applicant respectfully
14 requests that the Commission grant the requested
15 special exception.

16 Thank you.

17 MR. BRANGMAN: Thank you, Mr. Brangman.

18 Should we go ahead with the next witness.

19 CHAIRPERSON MITTEN: Yes, we'll hold our
20 questions.

21 MS. GIORDANO: Okay. And then we can
22 answer questions after.

23 PROFESSOR BAKER-WHITE: Madam Chair and
24 members of the Commission, I am Robert Baker-White,
25 the Director of the theater program at Georgetown.

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1 I want to speak very briefly on Georgetown's
2 curricular initiatives in the arts, and more
3 specifically the performing arts as they relate to
4 the design, the location and the functions of the
5 proposed Performing Arts Center.

6 Georgetown's historical commitment to
7 educating the whole student includes a newly
8 reinvigorated commitment to enhanced education in the
9 arts. However, for too long Georgetown
10 undergraduates wishing to pursue activities in
11 theater have had to contend to small and substandard
12 learning environment. Existing spaces on campus for
13 theatrical course work and for theatrical production
14 have, in all cases, been carved from buildings
15 designed for other uses. The spaces are cramped, ill-
16 equipped and do not allow for the type of artistic
17 experience that Georgetown students crave, nor for
18 the type of artistic learning in which they are
19 prepared excel.

20 The proposed Performing Arts Center would
21 fill these gaps. As have been shown, the building
22 will bring much needed performance space as well as
23 rehearsal areas, state of the art scene and costume
24 shops and specially equipped classrooms for
25 undergraduate instruction. These spaces will support

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1 curricular initiatives and co-curricular performance
2 programs. It will be a home at the center of campus
3 for students involved in the arts and for the
4 primarily undergraduate audiences that will view
5 their artistic work.

6 It is not a grand building, but it's
7 designed specifically to accommodate the needs of a
8 thriving and growing undergraduate theater program.

9 One point I want to emphasize is that
10 this building will serve as a central location in the
11 heart of Georgetown's campus for the students
12 centered activity that presently takes place almost
13 entirely outside the gates.

14 Pulton Hall on 37th Street and the Walsh
15 Building on 36th are the current homes for student
16 theater at Georgetown. Bringing the center of
17 theatrical activity into the middle of campus will
18 serve not only to allow students to spend more
19 educational time there, but will also work in real
20 and symbolic terms to bring the arts to the center of
21 Georgetown's learning experience.

22 Thank you.

23 MS. GIORDANO: Thank you. That concludes
24 the testimony of our witnesses and they're available
25 for cross examination and questions from the

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1 Commission.

2 CHAIRPERSON MITTEN: All right. Any
3 questions? Any questions from the Commission?

4 I just have one question. In your
5 presentation you mentioned the fact that there's a
6 parking lot currently and this will occupy the
7 parking lot. And it says in your submission that you
8 have -- I don't know if you meant to say this
9 precisely, but you have your 4,080 parking spaces. So
10 what -- how many spaces are there and what's going to
11 take their place?

12 MR. BRANGMAN: That lot has about --

13 CHAIRPERSON MITTEN: You want this mike
14 again?

15 MR. BRANGMAN: Yes.

16 CHAIRPERSON MITTEN: You got to have one
17 or the other.

18 MR. BRANGMAN: Thank you. The lot that
19 we're speaking about in back of Ryan has about 10
20 spaces in it and is located. And the intent with the
21 southwest quadrangle, which will be complete this
22 summer, there will be a 800 car parking garage in
23 this complex. Just to the north up here is the Leavey
24 Center, where there's a 1,000 car complex right now.

25 We are currently valeting some spaces.

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1 And what will happen is as these spaces came on line,
2 they'll either be recaptured in this complex or in
3 the complex that sits to the north in the Leavey
4 Center.

5 CHAIRPERSON MITTEN: Okay. Thank you.

6 And can you tell us -- I think the one
7 floor of the building, of the Ryan Administration
8 Building is currently occupied by the student
9 financial affairs office or something like that.

10 MR. BRANGMAN: Yes.

11 CHAIRPERSON MITTEN: So where will they
12 go?

13 MR. BRANGMAN: Actually, at the time when
14 we did our first submission, that was true. It's no
15 longer true now. What we did was renovate -- this
16 campus plan.

17 What we did was renovate some space in
18 the lower level of White-Gravner, next to the
19 admissions office. And we moved the last tenants that
20 were in here up into really a student service center
21 up there with the registrar's office. So that has
22 worked out very well.

23 The building sits vacant now ready for
24 renovation.

25 CHAIRPERSON MITTEN: All right. Thank

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1 you.

2 Anyone else, any questions?

3 COMMISSIONER PARSONS: There doesn't seem
4 to be a site plan that shows circulation around --
5 are people going to be walking on the roads or how do
6 people get to the building and move about? And
7 there's only one entrance, as I gather?

8 MR. BRANGMAN: Actually there are 3
9 entrances to the building. There's one main entrance
10 for primarily for audience, which is the lobby
11 entrance that I talked about.

12 COMMISSIONER PARSONS: Yes.

13 MR. BRANGMAN: Which is shown here. There
14 is also a secondary student entrance, which happens
15 towards the northeast -- having fun now. Happens
16 towards the northeast side of the building, which is
17 located up here. This is directly in back of Copley.
18 So this roadway here between Copley and Ryan is one
19 of the main walkways that students will use as many
20 times as they go back, in back of Copley towards the
21 ICC, which is this road right here.

22 And then the third entrance to the
23 building is down at the lowest level off of --

24 CHAIRPERSON MITTEN: Where's Vanna White
25 when you need her?

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1 MR. BRANGMAN: Thank you. Off of the
2 service -- I think I'm losing this one.

3 Off of the service dock, which is down in
4 this area.

5 So, Mr. Parsons, what happens around the
6 building currently the way that circulation works
7 around this is with the residents halls down in this
8 area, here and here, there's a lot of traffic that
9 uses that road that comes up under New North and uses
10 there. There's traffic that comes this way, as well
11 as when the service drive is put in here, there'll be
12 additional traffic that comes down that way. So the
13 intent is to have -- particularly pedestrian traffic
14 be able to circulate totally around the building,
15 with the exception of the piece that nestles up
16 against the Jesuit Community. So 3 sides of the
17 building are effectively accessible.

18 COMMISSIONER PARSONS: So you're going to
19 do some landscaping around the building?

20 MR. BRANGMAN: Yes. We do have a full
21 landscape plan.

22 COMMISSIONER PARSONS: You need a
23 videotape of this play when you get home.

24 MR. BRANGMAN: This may force me to Power
25 Point, which is nuts.

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1 We will have -- there is as part of the
2 construction document package that's being put
3 together is a final landscape plan that goes with
4 that.

5 COMMISSIONER PARSONS: All right. Thank
6 you.

7 CHAIRPERSON MITTEN: Mr. May?

8 COMMISSIONER MAY: I just want to follow
9 up on that.

10 I think maybe the point that Mr. Parsons
11 is trying to get to is the fact that the pedestrian
12 circulation all around that building, particularly on
13 the east and south sides, are on the roadways. But
14 the roadways are not heavily traveled by vehicles.

15 MR. BRANGMAN: That's correct.

16 COMMISSIONER MAY: Right.

17 MR. BRANGMAN: That's correct.

18 CHAIRPERSON MITTEN: Thank you.

19 Anyone else have any questions?

20 Is there anyone here representing ANC-2E?

21 Oh, hi. Would you like to ask any questions on cross
22 examination? Okay. That's fine.

23 Mrs. Zartman, do you have any questions
24 on cross examination?

25 Is Mr. Solomon here for the Citizens

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1 Associations? Any cross examination.

2 WOMAN: NO.

3 CHAIRPERSON MITTEN: Thank you.

4 And, Mrs. Zartman, you're also
5 representing the Cloisters?

6 WOMAN: (Off microphone).

7 CHAIRPERSON MITTEN: Okay. Thank you. So
8 no cross examination. Thank you very much.

9 Now we'll move to the report from the
10 Office of Planning, Mr. Fondermith.

11 Thank you, Madam Chairman and members of
12 the Commission. I'm John Fondersmith, development and
13 review specialist with the Office of Planning.

14 In summary, we recommend approval of the
15 special exception to allow construction of this new
16 Performing Arts Center on the campus at Georgetown
17 University. And I'd like to just hit some high points
18 here.

19 We, of course, described the campus
20 setting, which you've heard. And I think it's
21 important to again emphasize the kind of special
22 location of this building right off Healy Lawn, which
23 is one of the great kind of urban spaces in the this
24 city.

25 We think it is an innovative design that

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1 uses an old building in a new way and puts the
2 addition on and adjusts to the site.

3 The university has indicated in their
4 submission a number of reasons to build a modern
5 Performing Arts Center to replace or to consolidate
6 the scattered location of the arts around campus.

7 In our report we did mention the
8 conditions 11 and 12 that relate to events held at
9 the arts center and are intended to reduce traffic
10 impacts or any potential traffic impacts of the
11 center on the adjacent Georgetown community. And this
12 avoids scheduling -- just summarize these that are in
13 our report. And from the order that the applicant
14 should:

15 Avoid scheduling events that attract
16 large number of visitors to the campus during peak
17 periods -- peak traffic periods.

18 Weekday evening performances at the
19 Performing Arts Center expected to draw more than 100
20 visitors shall began no earlier than 7:00 p.m. And
21 although that's the way it's worded, we've
22 interrupted that 100 visitors from off the campus.

23 And then at the Performing Arts Center
24 Harbin Field the arena shall be used for purposes
25 related to the university and not for non-university

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1 events with the primary purpose of revenue
2 generation.

3 We note that the way the lobby space in
4 the new building is being used, as it pointed out,
5 it's going to be opened up and will kind of glow like
6 a lantern will certainly provide an interesting
7 building feature just off Healy Lawn, especially in
8 the evening. And you've had some testimony about the
9 design of the building.

10 The transportation impacts are expected
11 to be limited. We note here that even if both
12 theaters were operating at the same time and all the
13 seats were filled, the total attendance would be
14 about -- would be 330 persons. The university has
15 said they expect 75 percent of the audience to be
16 Georgetown University students who would primarily
17 walk to the Performing Arts Center from their
18 residence on campus or in the community. So,
19 therefore just going through the numbers, the impact
20 from other people, that is non-university people
21 coming to the center, would be very limited and there
22 are conditions in the order for university, if it's
23 over 100 persons, to provide guides to direct traffic
24 so on.

25 So the university expects that the

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1 traffic and over-spill parking impacts in
2 neighborhoods around the campus would be limited and
3 we think that assumption is reasonable.

4 The university's outlined the reasons why
5 they think it's not objectionable, and we believe
6 those are reasonable assumptions.

7 I do want to point out on page 5 in our
8 report just a typo just for the record. The report
9 says that the -- with the new Performing Arts Center
10 it's considerably below the 1.8 FAR limit in the plan
11 and is also well below the 1.14 FAR. That's simply an
12 inversion. That should be 1.41. It doesn't effect
13 this case at all, but I just want to make sure that
14 was correct.

15 You've heard or you will hear from
16 community groups. And, of course, this building is in
17 the Georgetown Historic District and therefore
18 subject to design review by the Old Georgetown Board
19 and it's gone through a number of reviews and been
20 approved by the Commission of Fine Arts.

21 So therefore in summary, we do recommend
22 approval of the requested special exception for
23 Georgetown University to construct this arts center.

24 Thank you.

25 CHAIRPERSON MITTEN: Thank you, Mr.

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1 Fondersmith.

2 Any questions from the Commission? Any
3 questions?

4 Ms. Giordano, any questions? Mr.
5 Starrels, any questions? Ms. Zartman? Ms. Hardy? All
6 right.

7 Mr. Fondersmith, did you make referral to
8 DDOT on this or not? Because we don't have a report,
9 I notice.

10 Can you turn on your microphone for me?

11 MR. FONDERSMITH: We talked to them about
12 it. We did not get a report from them.

13 CHAIRPERSON MITTEN: All right. Thank
14 you.

15 I don't believe there are reports of any
16 other agencies, anyone representing another agency
17 here tonight. All right.

18 We'll move to the report of Advisory
19 Neighborhood Commission 2E, then.

20 MR. STARRELS: Good evening.

21 CHAIRPERSON MITTEN: Good evening. I
22 need you to turn that mike on and state your name for
23 the record when you begin.

24 MR. STARRELS: My name is Bill Starrels,
25 and I represent ANC-2E.

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1 I'll just read for the record a letter
2 that was submitted on November 29, 2002. The letter
3 was addressed to the Chair, Carol Mitten, of the
4 Zoning Commission. And it simply reads: "At the
5 regular public meeting of ANC-2E on October 29, 2002,
6 which was duly noticed and attended by all 8
7 commissioners the above referenced item was
8 discussed." And that's our case number 02-32
9 Georgetown University Performing Arts Center.

10 "The Commission had previously reviewed
11 the plans for the project in connection with
12 Historical Preservation Review, just recently on July
13 2, 2002. At the October 29 meeting a brief
14 presentation was made by Alan Brangman, University of
15 architect. After the discussion ANC-2E unanimously
16 passed the following motion:" And it reads: "ANC-2E
17 supports the proposal as presented for the Performing
18 Arts Center at Georgetown University and applauds
19 enhancement and opportunity for student theater
20 productions and education it represents."

21 And then it reads to please find the
22 attached letter from Linda Greenan, Assistant Vice
23 President to External Relations at Georgetown
24 University detailing the construction process that
25 will be implemented during the building of the

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1 Performing Arts Center.

2 Thank you for your consideration. It's
3 signed by the former Chair Peter Pulsilver, Chair,
4 ANC-2E

5 CHAIRPERSON MITTEN: Anything else?

6 MR. STARRELS: That's it.

7 CHAIRPERSON MITTEN: All right. Any
8 questions for Mr. Starrels?

9 Ms. Giordano?

10 MS. GIORDANO: No questions.

11 CHAIRPERSON MITTEN: Any questions?

12 Okay. Thank you.

13 MR. STARRELS: Thank you.

14 CHAIRPERSON MITTEN: Now, I'll call for
15 parties in support. However, the Citizens Association
16 of Georgetown finds themselves at this moment, if
17 they're a party in support, they could come forward,
18 or you can wait.

19 MS. GIORDANO: I think we'll wait.

20 CHAIRPERSON MITTEN: Okay. And Citizens
21 Association.

22 WOMAN: We'll wait.

23 CHAIRPERSON MITTEN: All right.

24 CHAIRPERSON MITTEN: Then I have the
25 witness list here. And I have -- I'm going to call a

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1 panel forward. We have four seats there at the table.
2 Justin Wagner, Leland Allan, Eric Lashner, Jean Lord.

3 Okay. Why don't I just have anyone --
4 any persons who'd like to testify in support come to
5 the table at this time. All right. We have two
6 takers here.

7 Just turn the mike on. You'll each have 3
8 minutes to testify. You turn the mike on by touching
9 the base and a light will come on, and you identify
10 yourself for the record and begin your testimony.

11 MR. WAGNER: Justin Wagner, former ANC
12 Commissioner, 2E-05. Former as in 14 days ago.

13 As a former ANC Commissioner and a
14 student at Georgetown University, my district
15 represented both the Georgetown community as well as
16 Georgetown University. And with that perspective, I'd
17 like to testify in support of the project, bringing
18 again the perspectives of both the community and
19 student body.

20 First, I believe the community support of
21 this project evidenced by the unanimous ANC support
22 that Commissioner Starrels just testified about, can
23 be broken down into 3 main points.

24 The first was the respectful and humbled
25 design in accordance with campus architecture Mr.

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1 Brangman already presented.

2 Second, for the student community an
3 exciting development to help bring campus life and
4 reinvigorate the performing arts program at
5 Georgetown.

6 And third, and I believe this is the most
7 significant step forward that this project will
8 bring, is that it'll help relocate student life to
9 campus.

10 When the Board of Zoning Adjustment heard
11 the ten year plan, subbing that, they asked in -- and
12 the student body asked for as well as the community
13 was to be able to put more students on the campus.
14 This project helps relocate student life activities
15 to the campus will draw a greater number of students
16 off campus onto the campus for activities,
17 performances, etcetera.

18 And while I had planned to make a couple
19 of comments about the improvement in neighborhood
20 conduct and town issues, I think that would touch on
21 compliance. And so instead I'm just going to enter a
22 letter I've submitted into the record, if that's okay
23 with the Chair.

24 CHAIRPERSON MITTEN: That would be great.

25 MR. WAGNER: Wonderful. Thank you.

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1 CHAIRPERSON MITTEN: Thank you. And just
2 hold your seat until your friend there testifies, and
3 then we might have a few questions.

4 MR. LASHNER: Hello, Madam Chair and the
5 rest of the Commission. My name is Eric Lashner, and
6 I am a Georgetown University sophomore, as well as a
7 D.C. resident.

8 I came today prepared today a little bit
9 to talk about compliance issues, but I also am
10 involved in theater on campus. I'm going to be in a
11 show next month. And I wanted to talk a little bit
12 about that perspective.

13 Coming to Georgetown I was pretty shocked
14 to hear that we did not have a theater. A major
15 elite university does not have, like a theater.

16 So I'm very excited about this project as
17 well as the hundreds of other students that are
18 involved in theater on campus. And even though we do
19 not have an official theater, we have incredible
20 people involved student run productions that are
21 deeply dedicated, and that also provide activities
22 for students on campus on a weekly basis. There is
23 theater going on all the time at Georgetown keeping
24 students on campus, improving the quality of life for
25 students as well as residents off campus.

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1 One little example is that we have a
2 program called Midnight Theater. So at midnight
3 there's a theater production free for any student who
4 wants to on campus. So students can come, you know,
5 no matter where they are and come on campus and not
6 be out in the neighborhood causing a ruckus. So
7 they're basically --

8 CHAIRPERSON MITTEN: Do they do that?

9 MR. LASHNER: I haven't seen much, but
10 you know, that is sometimes a concern. But things do
11 back onto campus creates a community. It also helps
12 us develop our talents to be productive members of
13 society. And also, I might add for the record, that
14 Georgetown University contributes to the quality of
15 life of the entire District of Columbia. The number
16 of hours of community service are immeasurable. The
17 amount of influence that we have on some of the most
18 impoverished areas of D.C. is incredible. And I
19 really hope that Georgetown is able to continue to
20 bring wonderful students to its campus. And the only
21 way it can do that is if it has a performing arts
22 center as an attraction for elite students who are
23 going to give back to this community now and far into
24 the future. If we have a theater, we will be able to
25 better bring students who can change the world back

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1 to Georgetown.

2 Thank you.

3 CHAIRPERSON MITTEN: Thank you.

4 Any questions for Mr. Wagner or Mr.

5 Lashner? Any questions.

6 COMMISSIONER HANNAHAM: Madam Chair, I
7 have one question for Mr. Lashner. You said you want
8 to be performance. What time does it start?

9 MR. LASHNER: It starts at 8:00 on the
10 last week of February.

11 COMMISSIONER HANNAHAM: Thank you.

12 CHAIRPERSON MITTEN: All right. Any
13 questions, Ms. Giordano?

14 MS. GIORDANO: No questions.

15 CHAIRPERSON MITTEN: Mrs. Zartman?

16 MS. ZARTMAN: No questions.

17 CHAIRPERSON MITTEN: Ms. Hardy, any
18 questions?

19 MS. HARDY: No.

20 CHAIRPERSON MITTEN: All right. Thanks,
21 gentleman.

22 All right. Now we'll move to parties in
23 opposition. And I think Ms. Zartman, you can come
24 down, and Ms. Hardy, you can come down, too.

25 In the interest of fair play and not

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1 having -- giving you more time than the applicant
2 had, I will give you each ten minutes on the clock if
3 you need that.

4 MS. ZARTMAN: I don't think we'll need
5 any like that.

6 CHAIRPERSON MITTEN: All right.

7 MS. ZARTMAN: As I said, we just --

8 CHAIRPERSON MITTEN: Would you mind just
9 stating your name?

10 MS. ZARTMAN: I'm sorry. I'm Barbara
11 Zartman. I'm representing Citizens Association of
12 Georgetown, which like most of the other
13 organizations, work very hard during the course of
14 the campus plan hearings to get the conditions
15 written into the order that you have heard about.

16 We were pleased that the BZA did that. We
17 think that they will be protective. It's -- the
18 project of the theater on campus is something that's
19 personally very attractive to me and I think the
20 community shares the sense that it will be a real
21 asset in bringing students back on campus.

22 It's painful at this time to have to say,
23 however, we must oppose its processing at this time
24 for the reasons we'll submit on paper. The material
25 we had been prepared to present tonight and

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1 participate in the program that you outline for
2 responding to other materials. But we believe the
3 issues are so substantial that the Commission is
4 prohibited from moving further with this campus plan
5 amendment and that is painful.

6 The good news is we think it's remediable
7 in 45 days, perhaps at the outside, and therefore
8 this very fine project, which has been in design
9 review for perhaps 2 years, will not be significantly
10 delayed and we can all enjoy the benefits of a very
11 exercised zoning process.

12 CHAIRPERSON MITTEN: Thank you.

13 Ms. Hardy?

14 MS. HARDY: Yes. Thank you very much,
15 Madam Chair, for giving us a chance to come forth.
16 The Burleith Citizens Association, who I represent,
17 is Bonnie Hardy and our president is Ed Solomon was
18 especially keying in one of the particular
19 conditions, and that is condition 14 which deals with
20 out of state car registration.

21 I don't want to get into my testimony now
22 from your comments that you said earlier, but that's
23 the direction that Burleith is coming from on this,
24 and for the same reasons Ms. Zartman mentioned,
25 requesting again painfully because I must say the

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1 Performing Arts Center is one of the -- it's a fine
2 looking building as proposed. It's a wonderful
3 program. I couldn't agree more with what Justin
4 Wagner said. It's something that's needed on the
5 campus and is great for campus life, which is what
6 we're all interested in.

7 This particular condition I don't think
8 has been addressed properly. I have a statement here
9 with exhibits, so I'd happy to give to the record.
10 And hope that you will look at it carefully and
11 consider perhaps a postponement of the okay of this
12 project until this is put into what we think is
13 better form. What the Board of Zoning Adjustment
14 intended.

15 Thank you very much for the opportunity.

16 CHAIRPERSON MITTEN: Thank you.

17 Let me just ask you, have either of you
18 filed a request for review from the compliance review
19 person on staff at the Office of Zoning regarding the
20 compliance of the university with their campus plan
21 order?

22 MS. ZARTMAN: Staff and corporation
23 counsel advised to take this process and handle it as
24 a preliminary matter tonight.

25 CHAIRPERSON MITTEN: Rather than file

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1 anything? Okay.

2 MS. HARDY: The answer's no for us.

3 CHAIRPERSON MITTEN: Okay. All right.

4 Any questions from the Commission?

5 Any questions, Ms. Giordano?

6 MS. GIORDANO: No questions.

7 CHAIRPERSON MITTEN: Thank you.

8 Mr. Starrels, any questions for these
9 folks? All right.

10 Thank you.

11 MS. HARDY: Thank you very much.

12 CHAIRPERSON MITTEN: And we look forward
13 to receiving your submission.

14 MS. ZARTMAN: I have them to turn in
15 tonight.

16 CHAIRPERSON MITTEN: Okay. Great.

17 Anyone else, any persons who would like
18 to testify in opposition?

19 All right. Then we'll conclude with any
20 rebuttal or closing remarks that you'd like to make.

21 MS. GIORDANO: No closing remarks, Ms.
22 Chair. Basically we have already submitted our
23 materials on the compliance issue and I think I
24 understand the parties to be saying that they're
25 submitting theirs this evening. So, we would like to

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1 have a brief opportunity to respond.

2 CHAIRPERSON MITTEN: Sure.

3 MS. GIORDANO: Maybe 7 days would be
4 adequate. And we would hope that the submissions
5 wouldn't delay the processing of this project, which
6 is something the university is very anxious to
7 implement.

8 CHAIRPERSON MITTEN: I understand. All
9 right.

10 Thank you.

11 MS. GIORDANO: Thank you.

12 CHAIRPERSON MITTEN: What I'd like to do
13 just in case there's anyone here this evening who
14 might want to submit something regarding the
15 compliance question, is leave the record open for
16 submissions on that point for another week, a week
17 from this evening. And then leave time for comments.
18 I'd say maybe 2 weeks.

19 We're having 2 public meetings in
20 February. So if you don't hit the first one, you'll
21 hit the second one.

22 So what would those dates be, Ms.
23 Sanchez? One week and then 2 week for responses?

24 MS. SANCHEZ: Yes. One week would be
25 January 23rd.

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1 CHAIRPERSON MITTEN: January 23rd.

2 MS. SANCHEZ: Responses would -- and that
3 would be like 3:00 p.m., I believe.

4 CHAIRPERSON MITTEN: Yes.

5 MS. SANCHEZ: And then 2 weeks, would be
6 February 6th by 3:00 p.m.

7 CHAIRPERSON MITTEN: Okay.

8 MS. SANCHEZ: Which could possibly give
9 us enough time for the first meeting in February. If
10 not, then the second one.

11 MS. GIORDANO: Just so I'm clear, we're
12 anticipating another submission by one of the
13 parties. I have one here now.

14 CHAIRPERSON MITTEN: What we're doing is
15 we're leaving the record open until the 23rd of
16 January for any submissions on the compliance
17 question. And then there will be the opportunity for
18 responses to those submissions by the applicant or by
19 the parties by February 6th.

20 MS. GIORDANO: Okay.

21 CHAIRPERSON MITTEN: And then the record
22 will be closed finally.

23 MS. GIORDANO: Okay. Are these probably
24 the only two submissions, thought, that we just
25 received.

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1 CHAIRPERSON MITTEN: Well, Mr. Wagner has
2 something that he's going to submit on the
3 compliance question. And then if anyone else here
4 this evening cares to --

5 MS. GIORDANO: All right.

6 CHAIRPERSON MITTEN: -- submit anything.
7 I just want to make sure we give ample opportunity.

8 All right. Then I think if the schedule
9 is set, I'd like to thank you all for coming down
10 this evening. I was afraid maybe we'd have another
11 snow day today since this seems to attract snow.

12 Let's see, and as we said, we'll make a
13 decision at this -- on this case probably in February
14 and our first meeting in February is scheduled -- our
15 regular meeting is scheduled for the 10th and we'll
16 be scheduling another meeting approximately 2 weeks
17 following that. So to ascertain which of those
18 meetings this matter will be scheduled for, you can
19 contact the staff and this office.

20 And I now declare this public hearing
21 adjourned.

22 (Whereupon, at 7:30 p.m. the hearing was
23 adjourned.)

24
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