

GOVERNMENT
OF
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

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PUBLIC HEARING

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IN THE MATTER OF:           :
                             :
WESLEY THEOLOGICAL SEMINARY : Case No.
OF THE UNITED METHODIST      : 05-40A
CHURCH                      :
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Thursday,
April 19, 2012

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

The Public Hearing of Case No. 05-40A by the District of Columbia Zoning Commission convened at 6:30 p.m. in the Jerrily R. Kress Memorial Hearing Room at 441 4th Street, N.W., Washington, D.C., 20001, Anthony J. Hood, Chairman, presiding.

ZONING COMMISSION MEMBERS PRESENT:

ANTHONY J. HOOD	Chairman
MARCIE COHEN	Commissioner
PETER G. MAY	Commissioner (NPS)
MICHAEL G. TURNBULL	Commissioner FAIA, (AOC)

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OFFICE OF ZONING STAFF PRESENT:
SHARON S. SCHELLIN Secretary

OFFICE OF PLANNING STAFF PRESENT:

JENNIFER STEINGASSER, Deputy
Director, Development Review &
Historic Preservation
JOEL LAWSON
STEVEN COCHRAN

D.C. OFFICE OF THE ATTORNEY GENERAL PRESENT:

SHERRY GLAZER, ESQ.

DISTRICT DEPARTMENT OF TRANSPORTATION STAFF
PRESENT:

JEFF JENNINGS
MURAT OMay

This transcript constitutes the
minutes from the Public Hearing held on April
19, 2012.

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

2 6:32 p.m.

3 CHAIRMAN HOOD: Okay. Let's go
4 ahead and get started. Good evening, ladies
5 and gentlemen. This is the Public Hearing of
6 the Zoning Commission of the District of
7 Columbia for Thursday, April 19, 2012.

8 My name is Anthony Hood. Joining
9 me are Commissioner Cohen, Commissioner May and
10 Commissioner Turnbull.

11 We are also joined by the Office of
12 Zoning staff, Ms. Sharon Schellin.

13 Also, the Office of Attorney
14 General, Mrs. Glazer.

15 We will be joined shortly by the
16 Office of Planning and I will announce Office
17 of Planning and I believe DDOT and I will
18 announce them later.

19 This proceeding is being recorded
20 by a court reporter and is also webcast live.
21 Accordingly, we must ask you to refrain from
22 any disruptive noises or actions in the hearing

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1 room.

2 The subject of this evening's
3 hearing is Zoning Commission Case No. 05-40A.

4 This is a request by Wesley Theological
5 Seminary for special exception relief pursuant
6 to 210 and 3104.1 of the Zoning Regulations in
7 order to amend a campus plan and for a further
8 processing.

9 Notice of today's hearing was
10 published in the DC Register on January 20, 2012
11 and copies of that announcement are available
12 to my left on the wall near the door.

13 This hearing will be conducted in
14 accordance with the provisions of 11 DCMR 3117
15 as follows: Preliminary matters; the
16 applicant's case; report of the Office of
17 Planning; report of other Government agencies;
18 report of the Advisory Neighborhood Commission
19 3D and 3E; organizations and persons in support;
20 organizations and persons in opposition;
21 rebuttal and closing by the applicant.

22 The following time constraints will

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1 be maintained in this meeting: The applicant
2 60 minutes; organizations 5 minutes;
3 individuals 3 minutes.

4 All persons appearing before the
5 Commission are to fill out two witness cards.

6 These cards are located to my left on the table
7 near the door. Upon coming forward to speak
8 to the Commission, please, give both cards to
9 the reporter sitting to my right before taking
10 a seat at the table.

11 When presenting information to the
12 Commission, please, turn on and speak into the
13 microphone first stating your name and home
14 address. When you are finished speaking,
15 please, turn your microphone off, so that your
16 microphone is no longer picking up sound or
17 background noise.

18 In addition, there should be no
19 direct contact whatsoever with any Commissioner
20 concerning this matter, be it written,
21 electronic or by telephone. Any materials
22 received directly by a Commissioner will be

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1 discarded without being read and any calls will
2 be ignored.

3 The staff will be available
4 throughout the hearing to discuss procedural
5 questions.

6 Please, turn off all beepers and
7 cell phones, at this time, so not to disrupt
8 these proceedings.

9 Also let me acknowledge for the
10 Office of Planning, Ms. Steingasser and Mr.
11 Lawson and Mr. Cochran.

12 Would all individuals wishing to
13 testify, please, rise to take the oath?

14 Ms. Schellin, would you, please,
15 administer the oath?

16 MS. SCHELLIN: Please, raise your
17 right hand.

18 (Whereupon, witnesses were sworn.)

19 MS. SCHELLIN: Thank you.

20 CHAIRMAN HOOD: And to the Office
21 of Planning, we understand about the parking
22 issues, so it usually takes me five minutes to

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1 get through the opening statement, so we usually
2 start and we will be waiting from this point
3 forward.

4 But I'll go ahead and get started,
5 but we know you're coming. Okay. We're just
6 not sure who is coming. Okay. Okay.

7 Ms. Schellin, do we have any
8 preliminary matters?

9 MS. SCHELLIN: Yes, sir. I was
10 advised today that the applicant and the Office
11 of Planning -- or rather, the applicant is
12 agreeable to the Office of Planning's
13 recommendation that this application be
14 considered as a new campus plan expiring in 2025.

15 And the OP has agreed that if the
16 Commission agrees to go that way, then they will
17 remove their request for the 30 day community
18 comment period.

19 CHAIRMAN HOOD: Okay.
20 Commissioners, you've heard the comments from
21 Ms. Schellin that this now is being presented
22 as a new campus plan to end 2025.

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1 MS. SCHELLIN: Yes.

2 CHAIRMAN HOOD: Any objections to
3 move in that fashion at this hearing? Okay.
4 Great. Okay. Thank you, Ms. Schellin.

5 MS. SCHELLIN: Yes. We have
6 received the Affidavit of Maintenance. It is
7 in order. And we have -- of course, the
8 applicant will have some expert witnesses when
9 they come forward that they are proffering, but
10 we do have before that three party status
11 requests. They all are in support. And we
12 would ask the Commission to consider those.

13 CHAIRMAN HOOD: Okay. Ms.
14 Schellin, we have three party status. Are you
15 saying they are all in support?

16 MS. SCHELLIN: Right. All three
17 requests, one of them said likely in support,
18 so --

19 CHAIRMAN HOOD: It said likely in
20 support.

21 MS. SCHELLIN: -- it either is or
22 you're not.

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1 CHAIRMAN HOOD: Possibly an
2 opponent.

3 MS. SCHELLIN: Yes.

4 CHAIRMAN HOOD: Okay. Let's do
5 this. Let's do this. Commissioners, Exhibit
6 21, Spring Valley/Wesley Heights Citizens
7 Association is in support and I'm sure much of
8 this area is covered, I believe, by this
9 particular organization.

10 I don't see any reason not to grant
11 them party status. Any objection?

12 COMMISSIONER COHEN: No.

13 CHAIRMAN HOOD: Okay. So no
14 objection, we will give them party status.

15 Also, I'm looking at both, I think
16 it is, Lena Hand.

17 MS. SCHELLIN: Mary.

18 CHAIRMAN HOOD: Is it Mary
19 Lehnhard. No, I'm looking at Exhibit 20.
20 Lehnhard, Mary Lehnhard. Is Mary --

21 MEMBER ALBERTI: Lehnhard.

22 CHAIRMAN HOOD: Lehnhard, okay.

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1 I'm sorry. Maybe these glasses may not be
2 working. But anyway, what I would do, I would
3 suggest that Exhibit 20 and Michael and Mary
4 Marcoux --

5 MR. BROWN: Mr. Chairman, I don't
6 think the Marcoux's as here this evening.

7 CHAIRMAN HOOD: Okay. So what I
8 would do, Commissioners, then they are not
9 present, I would -- I don't know, do we need
10 to vote on that?

11 I would deny party status for
12 whatever exhibit this is, Exhibit 19. I would
13 deny party status, especially because of being
14 absent and party status is to have the
15 opportunity to be able to cross-examine. So
16 I would ask for a -- I move and ask for a second.

17 COMMISSIONER COHEN: Second.

18 CHAIRMAN HOOD: It's moved and
19 property seconded. Any further discussion?

20 All those in favor?

21 ALL: Aye.

22 CHAIRMAN HOOD: Not hearing any

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1 opposition, Ms. Schellin, would you record the
2 vote?

3 MS. SCHELLIN: Yes, staff records
4 the vote as 4-0-1 to deny party status to
5 Michelle and Mary Marcoux, Commissioner Hood
6 moving, Commissioner Cohen seconding,
7 Commissioners Turnbull and May in support of
8 denial, Commissioner Schlater not present, not
9 voting.

10 CHAIRMAN HOOD: Okay. I guess, Ms.
11 Schellin, I'm going to do this. Could you find
12 out if Ms. Lehnhard is a member of the Spring
13 Valley/Wesley Heights Citizens Association?

14 MS. SCHELLIN: No.

15 CHAIRMAN HOOD: Okay. Is Rodman
16 Street within the boundaries of this, the Spring
17 Valley?

18 MS. SCHELLIN: Yes.

19 CHAIRMAN HOOD: Okay.
20 Commissioner Cohen?

21 COMMISSIONER COHEN: Mr. Chairman,
22 I would think that Spring Valley's concerns

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1 would cover the concerns of an individual, in
2 this case, whose home is located within the
3 boundaries of Spring Valley.

4 CHAIRMAN HOOD: Okay. Anyone
5 else?

6 COMMISSIONER MAY: Yes, I tend to
7 think that if somebody is immediately across
8 the street or adjacent to a project, that there
9 is some special concern related to that, so I
10 would be inclined to grant party status. I
11 think we have done that in numerous previous
12 occasions.

13 CHAIRMAN HOOD: Okay. Anybody
14 else like to comment before I comment?
15 Commissioner Turnbull?

16 COMMISSIONER TURNBULL: I can go
17 along with Commissioner May on that.

18 COMMISSIONER COHEN: Mr. Chairman,
19 I'll withdraw any objection.

20 CHAIRMAN HOOD: All right. Thank
21 you, Commissioner Cohen. You'll save us a lot
22 of time, because I actually agreed with you,

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1 but anyway, let's move forward.

2 So we will grant Ms. Lehnhard party
3 status. And she says that she is right directly
4 across from the proposed dorm. And she is
5 actually a party in support.

6 Both parties we have tonight are in
7 support. I know that's rather unusual.

8 MS. SCHELLIN: So before we start,
9 we need the applicant and those two parties to
10 decide how they are going to break up the 60
11 minutes.

12 CHAIRMAN HOOD: You call can take
13 some time and work on that or have you already
14 got it worked out, Mr. Brown?

15 MR. BROWN: We are not going to take
16 anywhere near 60 minutes for our, you know,
17 presentation in chief, so that I'm told from
18 Dr. Kraskin that he will only need about five
19 minutes for his presentation and I think there
20 will be plenty of time left over for Ms. Lehnhard
21 to make her presentation within the one hour
22 time frame give or take a few minutes.

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1 CHAIRMAN HOOD: Okay.

2 MS. SCHELLIN: So how much time are
3 we putting on the clock?

4 MR. BROWN: Why don't we start for
5 45 minutes.

6 CHAIRMAN HOOD: Okay. All right.
7 Mr. Brown, are you ready to get started with
8 your expert witnesses?

9 MR. BROWN: Yes, I am. And --

10 CHAIRMAN HOOD: Well, let's do
11 this. We have accepted Mr. George previously.
12 I don't think we need to go through that.

13 MR. BROWN: Absolutely. Mr. Gick
14 from Morgan Gick, an architect, as well as for
15 30 plus years and also having sat on a planning
16 board himself, I think he is imminently
17 qualified to be an expert for the purposes of
18 the architecture and design of the new residence
19 building. And his r  sum   which was attached
20 to our April 5th letter, I think, spells that
21 out fully.

22 CHAIRMAN HOOD: Okay.

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1 Commissioners, we're considering Mr. Gick as
2 an expert in architecture and that's Exhibit
3 22, his r  sum  . Any objections? Okay. So we
4 will accept him as an expert.

5 Who do we have next?

6 MR. BROWN: The last expert is Mr.
7 Steve Karcha, who unfortunately is stuck in
8 traffic, but he is on route. His r  sum   is also
9 attached to our letter of the 5th. He is the
10 vice president of APM and he is being offered
11 as an expert in project management and
12 construction and particularly involving
13 sustainability issues. And he is
14 LEED-accredited and his other accreditations
15 are enclosed and so I would offer him as an
16 expert.

17 CHAIRMAN HOOD: Okay.

18 MR. BROWN: For those purposes.

19 CHAIRMAN HOOD: Commissioners, any
20 objection?

21 COMMISSIONER TURNBULL: I have some
22 issues.

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1 CHAIRMAN HOOD: Mr. Turnbull?

2 COMMISSIONER TURNBULL: What's his
3 role in this project?

4 MR. BROWN: He is the -- has been
5 retained by the seminary to be the project
6 manager.

7 COMMISSIONER TURNBULL: The
8 owner's representative?

9 MR. BROWN: Much more than that,
10 because the seminary is such a small operation
11 that they don't have these internal resources.

12 So Mr. Karcha and his company were brought in
13 from the very beginning on a planning role and
14 will take them through construction and
15 occupancy of the building.

16 So he has been involved in every
17 phase of the planning for the new residence hall
18 and has been the lead on issues, sustainability,
19 stormwater management and some of the related
20 issues. So I think on those issues, and based
21 on his background, he is qualified.

22 COMMISSIONER TURNBULL: I guess my

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1 -- I don't see under his qualifications he is
2 not a member of the CMAA, the Construction
3 Managers Association of America, which is one
4 of the leading organizations dealing with
5 construction management. So he is not a CCM,
6 a Certified Construction Manager. I mean, I'm
7 just throwing it out on the table.

8 When I deal with construction
9 managers, they are usually certified. And CMAA
10 is usually the organization they are with. So
11 I just have a little trouble with his CV where
12 it talks about major awards for his projects.

13 A lot of those projects down there were actually
14 ones by architectural firms. I'm looking at
15 the 2008 AIA Award for Excellence.

16 I mean, was he the owner's rep on
17 that? Probably. I don't know. But it's not
18 his award. It's an award for -- I believe this
19 was the Smith Group that actually got that award,
20 the AIA Award.

21 My problem with his CV, he doesn't
22 spell out exactly what he did on these projects.

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1 There are just a lot of projects down there
2 and he is involved somehow, but I don't see a
3 direct correlation as to what his role was.
4 And if he is a CCM, he would have put that down
5 that he was the lead construction manager or
6 project manager for the organization.

7 I'm not making --

8 MR. BROWN: In his absence, I just
9 -- I'm not capable of answer those --

10 COMMISSIONER TURNBULL: Right.

11 MR. BROWN: -- discussions. Now,
12 we could defer until he arrives and you can ask
13 him yourself or I don't think in the context
14 of where we are tonight and where we are going
15 that his being qualified as an expert witness
16 is critical and worth --

17 COMMISSIONER TURNBULL: Okay.

18 MR. BROWN: -- devoting a lot of our
19 time.

20 COMMISSIONER TURNBULL: Okay.

21 CHAIRMAN HOOD: Okay. So we will
22 not grant him -- we will hear his testimony,

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1 but we will not give him expert status, because
2 of the concerns and he is not here to defend
3 that at this point.

4 COMMISSIONER MAY: Mr. Chairman,
5 could I just mention something about this? You
6 know, I think it's sort of unusual for anyone
7 to be qualified as an expert witness in project
8 management. I don't remember ever seeing that
9 before.

10 I mean, granted I can't remember
11 every single expert witness that we have ever
12 qualified before. I mean, if it was an expert
13 in sustainability, I think we have done that
14 before. It is just a very unusual thing and,
15 frankly, I mean, I don't think it helps or hurts
16 the case that he would be certified in that
17 matter.

18 So just as a general statement about
19 this kind of expert.

20 CHAIRMAN HOOD: Okay. So we have
21 got that. Okay. Also, DDOT is here, so Mr.
22 Jennings, I'll let you introduce your colleague.

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1 MR. JENNINGS: Good evening,
2 Chairman Hood. For the record, my name is Jeff
3 Jennings. Tonight, I'm joined by colleague,
4 Murat Omay. Thank you.

5 CHAIRMAN HOOD: Okay. Is this Mr.
6 Omay's first time?

7 MR. JENNINGS: He was here once
8 before.

9 CHAIRMAN HOOD: Oh, okay.

10 MR. JENNINGS: Yes, sir.

11 CHAIRMAN HOOD: All right. So
12 let's go ahead and get started.

13 Mr. Brown, I think we are ready.

14 MR. BROWN: Mr. Chairman, a
15 suggestion was made to me and I don't know
16 whether it bears attention, but we would be happy
17 to let Dr. Kraskin and Ms. Lehnhard to first,
18 if you think that would be a more efficient use
19 of the Commission's time and their resources,
20 since they are both in support.

21 CHAIRMAN HOOD: So I guess we would
22 divvy up the time. Between the both of them,

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1 I have 15 minutes. Dr. Kraskin said he is only
2 going to need five minutes.

3 MR. BROWN: That would be fine.
4 And then what is left, we will --

5 CHAIRMAN HOOD: Okay.

6 MR. BROWN: We would be happy --
7 again, I'm making that suggestion. All right.

8 I have been overruled by the -- so --

9 CHAIRMAN HOOD: Well, who made that
10 suggestion for you to mention it and now they
11 don't want to do it? Who made that suggestion?

12 MR. BROWN: I did.

13 CHAIRMAN HOOD: Oh, okay. Go right
14 ahead, Mr. Brown.

15 MR. BROWN: Okay. Mr. Chairman,
16 Members of the Commission, Patrick Brown from
17 Greenstein, DeLorme & Luchs. I would like to
18 introduce my witnesses and team very quickly.

19 All the way at the end, Kate Olson
20 from my office. To my immediate right is Dr.
21 David McAllister-Wilson, who is the president
22 of Wesley Seminary. To my left is Michael Gick

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1 from Morgan Gick Architects. When he arrives,
2 Steve Karcha from APM and Osborne George sitting
3 in the back bench from O R George & Associates
4 and his associate Sandy Lawrence.

5 Good evening and I want to move
6 fairly quickly, but recognizing that only Mr.
7 -- Chairman Hood and Mr. Turnbull were involved
8 in Wesley's original campus plan process and
9 when I say original, it was the first campus
10 plan they had ever had in 2005/2006.

11 So I do want to spend a brief period
12 of time kind of leveling the playing field for
13 Commissioners Cohen and May.

14 This is an application, as we have
15 now agreed, for a new campus plan building upon
16 the 2006 Campus Plan. We're going to extend
17 the campus plan by agreement to 2025 and also,
18 at the same time, we are simultaneously further
19 processing the only new construction now part
20 of the plan, which is the new residence hall
21 along between Straughn Hall and University
22 Avenue.

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1 You will see up there that the --
2 and on your slides, the dotted yellow line is
3 the footprint of the proposed new residence
4 hall. The solid yellow line is the existing
5 Straughn Hall and you will see the boundaries
6 of Wesley Seminary, Mass Avenue, University
7 Avenue and then on two sides landlocked with
8 American University.

9 One other thing at the request of
10 the community we have agreed to do and would
11 like to incorporate as we go forward is there
12 are three residential lots on University Avenue
13 totalling about 25,000 square feet in three
14 lots, Lot 7, 8 and 9. We would like to
15 incorporate those lots back into the boundaries
16 of the campus plan for the duration of the campus
17 plan.

18 As originally applied for, we had
19 asked for continued interim use of the
20 president's house and the adjacent parking area,
21 which occupy most -- two of those three lots.

22 And so that again, at the request of the

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1 neighborhood and the community, Wesley has
2 agreed and would like to incorporate those lots
3 into the overall campus boundaries.

4 If I could, you will see up here just
5 a brief review of the 2006 Campus Plan. It
6 called for, one, the construction of a new
7 library, which you can see, construction of new
8 dormitories and an underground parking
9 structure, in green, and then maintenance of
10 the existing kind of academic quadrangle, which
11 is the existing library, Trott Hall, Kresge Hall
12 and an expansion of the existing chapel. There
13 was also an expansion of the refractory, which
14 is the dining facility and also an expansion
15 of the mechanical area there.

16 What has occurred in this new campus
17 plan is that the new library will not be built.

18 The new residence hall with the underground
19 parking will not be built. The expansion of
20 the chapel will not occur. And the new
21 mechanical area and expansion of the refractory
22 will not occur.

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1 The only new item -- and there will
2 be no demolition as part of the proposed amended
3 plan. The only new construction is a new
4 residence hall, again, between the existing
5 Straughn Hall and University Avenue.

6 And you can just see here on the next
7 slide and I don't want to spend a lot of time
8 on it, but a side-by-side comparison where you
9 will see on the amended or new plan maintaining
10 the central core of the campus with the parking
11 facilities that have been expanded and the new
12 residence hall.

13 Once the new residence hall is
14 completed, Straughn Hall will be renovated and
15 it will be reduced from its current, about 110
16 beds, to 70-some odd beds, making it modern and
17 more spacious rooms that are in keeping with
18 current demands.

19 And then Carroll Hall will also be
20 renovated and split between residence halls or
21 residence apartment with about 20 units or 20
22 beds. And then the balance of the building will

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1 be faculty offices and conference facilities
2 and other related matters having to do with the
3 faculty.

4 And I think that draws a pretty quick
5 comparison. The existing president's house on
6 University Avenue will remain in place and we
7 have asked that it be -- continue to be used
8 for a support function. It's no longer used
9 as the president's house, but used as swing
10 space. For instance, when the library was being
11 renovated, it would be used for storage of books
12 and other material.

13 And it would be used in that limited
14 support function, but not for residential or
15 academic purposes. And that would be for the
16 duration of the new extended campus plan.

17 And if I could, you will see on this
18 chart a comparison, but the critical numbers
19 are the lot -- the campus boundaries getting
20 bigger by about 25,000 square feet. The amount
21 of development is actually being reduced by
22 76,000 square feet. We have asked to maintain

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1 the maximum head counts for students and faculty
2 and the staff.

3 There is actually a slight increase
4 in the square footage of housing, but a reduction
5 of the number of beds and a slight reduction
6 in the number of parking spaces that would be
7 produced as a result of the new amended plan.

8 And next slide. And with that, I
9 would like to introduce Dr. McAllister-Wilson,
10 the President of Wesley Seminary.

11 MR. McALLISTER-WILSON: Mr.
12 Chairman, Members of the Commission, appreciate
13 this opportunity to present this new plan. I'll
14 just say a couple of brief words about my
15 institution. It's one of the smallest schools
16 of higher education in the District. We were
17 founded in 1882 in Western Maryland College,
18 but moved to our location in Washington in 1958
19 and built all of the buildings on the site in
20 a three year period of time for three times the
21 number of students that were then at the campus
22 in Western Maryland.

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1 Since then, there has been no
2 significant building until we contemplated the
3 rather ambitious building you heard Pat discuss
4 a moment ago. We are a graduate theological
5 school with masters degrees. The principal
6 degree is the master divinity preparing people
7 for a variety of church leadership positions.

8 We currently have 29 different
9 denominations at Wesley. We have two other
10 smaller master degree programs and an in-service
11 doctoral program for pastors.

12 When we approved the master plan in
13 2005, it was, as you saw, a very ambitious effort
14 with lots of new buildings and quite an expansive
15 view.

16 Since that time, we have become
17 aware of the limitations of resources and our
18 desire now is to maintain ourselves as a healthy
19 institution on this spot for another 50 years.

20 And so we found that we needed less
21 housing than we originally thought, because of
22 changes in theological education. Many

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1 students now are taking on-line education at
2 Wesley. Other students have transitioned to
3 weekend and short-term kinds of courses and we
4 opened our downtown extension site at Mount
5 Vernon Place.

6 Therefore, we were able to consider
7 much small number of beds. That produced the
8 plan that you will be looking at.

9 Since the passing of the master
10 plan, the first one in our history, we underwent
11 several major pieces of work. One was to
12 renovate and replace our underground utilities
13 and then we opened our site at Mount Vernon and
14 then we, instead of expanding our chapel,
15 renovated the inside of the existing chapel and
16 then instead of building a new library, we
17 renovated the inside of the current library.

18 And so now we come to what I think
19 will be the last piece of construction on this
20 site for a generation, this dormitory. In doing
21 that, we began by going to the neighborhood.
22 We have prized our relationship with our

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1 neighbors. I lived on this campus as a student
2 from 1982 to '86. I commuted to this campus
3 from Virginia until 10 years ago when I moved
4 back into the District just a few blocks away.

5 And so beginning in early October,
6 we met with both ANC-3D and 3E, but more
7 important, we had four very substantial meetings
8 with the neighbors most closely affected.

9 And as a result of those meetings,
10 we have not only seen an improvement from our
11 perspective in our design, but we have also come
12 to a list of conditions in agreement with the
13 community that involve a fundamental change in
14 the design of the building. It involves a
15 change in the parking flow. It involves having
16 maintained our tree and wooded space along
17 University Avenue and Massachusetts Avenue.

18 In order to do that, we have agreed
19 to bring the three lots back into our master
20 plan as a sign that we do not intend to develop
21 that property.

22 We have also heartily agreed with

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1 the establishment of a landscape committee and
2 with an ongoing liaison committee to help us
3 through the project. They will review not only
4 the management construction -- or the
5 Construction Management Plan, but also help us
6 look at how to do the landscaping, so that it
7 remains the beautiful campus that it is now.

8 So we are very happy to present this
9 to you and let me turn it over to my colleagues
10 to describe the building.

11 MR. GICK: Mr. Chairman and Members
12 of the Commission, again, for the record, my
13 name is Michael Gick. I'm a principal with
14 Morgan Gick McBeath. Our office is in Falls
15 Church. We do work throughout the Washington
16 region.

17 I have the pleasure this evening of
18 representing Wesley Theological Seminary and
19 presenting the architectural components of the
20 one new building in the master plan.

21 In addition, the design you will see
22 tonight as President McAllister-Wilson just

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1 said is the result of four separate meetings
2 with the community. And those issues, just so
3 you understand, dealt with the building massing,
4 the articulation, control of night time light
5 from the windows, adequate screening, and a
6 particular sensitivity for the tree stands that
7 exist along University Boulevard.

8 And I will try to address those.
9 The slide that you have on the screen gives me
10 an opportunity to say that one of the important
11 things in our design approach was not just the
12 new residence, but also an appreciation for the
13 architect who designed this campus in 1958.
14 His name was Alpha Hensel Fink. And if you go
15 to the website, you will see that he did much
16 of what we would call today traditional
17 architecture.

18 But in the case of Wesley, he
19 embraced some of the first of the modern
20 architecture and, therefore, you will see very
21 sleek, very low profile buildings, which I don't
22 think were repeated by him, but this is a

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1 wonderful composition.

2 And our start on the design was
3 really looking at that and how the campus worked.

4 Now, I will -- if we can back up just
5 for a second, I wanted to just make a couple
6 of points.

7 One of the important things in the
8 plan, and I'll let my colleagues point, there
9 are not a great number of private places for
10 reading or enjoying the campus, because the
11 center of it really is a parking area. There
12 is among the academic buildings, Kresge and the
13 library and Trott, the administration building,
14 quite a nice 1950s era courtyard there.

15 And one of the things we did in the
16 new design is to create a 43 foot wide park with
17 landscaping between Straughn Hall, the existing
18 building, and our building. So as we move
19 through this keep in mind that it is not just
20 what we see when we look out to the neighbors
21 to the north, but it's also our internal side
22 that becomes very important to us.

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1 If we go to the next slide, I just
2 want to point out that the A. Hensel Fink
3 buildings from 1958 includes very, very
4 carefully done, but rather plain, brick facades,
5 long rectangular buildings, the use of textured
6 concrete, aluminum windows, low profile roofs
7 and thanks to the fact that we are now 50-some
8 years later, a wealth of landscape that graces
9 these buildings.

10 Go to the next one. So that our
11 client understood some of the materials and the
12 methods of construction that we were proposing,
13 we did a sample panel. Now, I will point out
14 that this panel does not reflect all of the
15 details and the refinements that have happened
16 since, but it gave a good idea of matching the
17 brick color, the use of textured stone and of
18 areas that effectively are articulated precast
19 and you will see that in the rendering later.

20 As I said, this was an early mock-up.

21 One of the things that, as Mr. Karcha
22 is not here, I just wanted to point out is that

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1 this will be a LEED-silver building. And one
2 of the most important parts of that is an
3 innovation credit that comes from using thin
4 brick in the design.

5 Masonry is one of the highest
6 manufactured items in terms of the energy usage
7 and when you do something that is a much smaller
8 and more efficient piece, it saves tremendous
9 amounts of energy. And the USGBC has recognized
10 that.

11 While the building is looking green,
12 I assure you it is salmon-colored brick and it
13 is a buff colored textured concrete. Just for
14 orientation, on the end of the building is Kresge
15 and the academic complex. You can see behind
16 the building is Straughn Hall in that courtyard
17 that is part of that.

18 And then the building itself is
19 again a long rectangle, about 189 feet long,
20 43 feet wide and has many of the same elements
21 of masonry articulated, punched windows,
22 textured concrete. And then in working with

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1 the citizens, we came to put some additional
2 articulation vents, pediments, etcetera, on the
3 roof, projected the stairway so that we had some
4 relief of that long facade and then also
5 introduced some additional articulated concrete
6 bands vertically, so instead of one terribly
7 long space, we have really three different bays.

8 I call your attention to the right
9 end of the building and I will show you in a
10 second the plan of how that works. But that
11 really is the amenity corner for the residents
12 in the building and, therefore, you have their
13 lounge, their study and small galley.

14 So we are actually trying to get a
15 little bit more light there. And initially,
16 we had a great deal of glass on that end of the
17 building. The community really was concerned
18 that that glass would light up at night. So
19 we flipped that 180 degrees and that glass now
20 faces the courtyard on the other side. So that
21 was one of the changes that we made with them.

22 Other than that, the other thing

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1 I'll point out here is this building sits about
2 6 feet above the University Avenue curb line.

3 And I'm going to show you some sections quickly
4 to show that.

5 And it is very, very important that
6 there be fairly dense planting up against it,
7 that was another issue for the community. And
8 as others will elaborate, there is a commission
9 or a committee that has been set up to coordinate
10 ideas from the community with our landscape
11 architect and come up with a plan.

12 During the time of discussion, there
13 were many ideas and we felt that was the best
14 way to accommodate that. And, in fact, the
15 species selection and the caliper size were all
16 increased to help make that something that was
17 more agreeable across the board.

18 The plan is fairly simple. 76 beds
19 on four levels that address both single rooms,
20 but mostly double rooms. And recall, these are
21 all masters and PhD students here. And then
22 on the end of the building, on the left end to

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1 you, we have a large lounge and a kitchen
2 facility for them to use.

3 And then I also want to point out
4 on this floor, which are the lower two floors,
5 you will see a gray area. And that is for the
6 central plant for cooling really the whole
7 campus that is being put there. And because
8 it's underground, there is going to be no impact
9 to the neighbors.

10 And you also probably know that the
11 heat for Wesley comes from American University
12 in a joint agreement. So this is a very
13 efficient way of providing what they need for
14 that.

15 Before we leave this one, I also want
16 to point out that on the lowest level,
17 approximately right here, there will be bike
18 storage on the inside and at the end of that
19 floor, there will be outdoor bike storage. So
20 that's another LEED issue that we are providing.

21 And I think Mr. Karcha will elaborate on that.

22 The last thing I want to say about

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1 the plan, and we can go to the next level, is
2 that ADA access across the campus is very
3 important. You have to realize Straughn was
4 built back in the '50s or the early '60s as well.

5 And because of that, the ADA access is limited.

6 We are adding an elevator to
7 Straughn and one will be able to go into Straughn
8 at-grade, take the elevator down to the
9 courtyard, cross into this building and take
10 the elevator down yet again to get full access
11 across the campus, which I think is a great
12 benefit to the facility.

13 The elevations that you are seeing
14 now, the top one is actually the courtyard
15 elevation, so it's facing Straughn. You can
16 see the two entries at either end. And you see
17 where the lounge and the study is at the left
18 end.

19 At the bottom of that, the elevation
20 that you see is actually looking at the American
21 University tennis courts and at the end of the
22 courtyard we have, what I would call, a

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1 belvedere. So we have a railing and we look
2 out over a planted grassland. And actually,
3 some of the bioretention fields that are being
4 used for water control, stormwater management
5 here.

6 On the next image, you are seeing
7 again the facade that turns toward University
8 Boulevard, University Avenue and you see the
9 projected stairways. You see the use of the
10 textured concrete, use of vents and pediments
11 on the roof as well as the low profile.

12 And then the lower one is what you
13 would see as facing -- the facade facing Kresge.
14

15 Okay. Go to the next slide. This
16 is the rendering we did of the courtyard. And
17 right now, we are in the process of designing
18 the layout of that which uses a series of
19 interlocking circles. One interesting thing
20 about this is we are able to do this, yet, provide
21 fire truck access to the end of that and back,
22 so that it provides a very safe facility for

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1 the students.

2 So this will give a place where you
3 have shade, you have some sun and it will be
4 a very restful place when they are at their
5 residence if they wish to go outside.

6 The last three slides are sections
7 that are taken through the site to give a sense
8 of the position of our building, which is this
9 one, and its relationship to University Avenue.

10 You also can see in this one the size
11 of the residences there. And some of the
12 distances become important. One, as I said,
13 the foot of our building is 6 feet above this
14 and then the facade is slightly less than 42
15 feet.

16 Our roof line is actually 4 feet
17 lower than Straughn next door. So we have again
18 in that courtyard the proportion is 36 high,
19 30 high and 43 feet wide.

20 So one of the other things that
21 becomes very important and one of the things
22 that the landscape committee will deal with is

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1 that late in the game, there was a discussion
2 of putting a berm here. And there was some
3 support, a lot of discussion about it and that
4 concept would be that someone on this side would,
5 if you see that angle one would, generally, block
6 the view of our building, even though we think
7 it is rather attractive.

8 But the other thing this shows is
9 that the landscaping up against the building
10 becomes very important as well.

11 What this slide doesn't show is that
12 there are considerable trees around the
13 president's house. These are old hardwood
14 trees of yesterday. And the ones that are
15 around that facility, if they are healthy, will
16 absolutely remain.

17 Go to the next slide, please.
18 Again, you can see the distances here. Almost
19 220 feet from the nearest residence. It is
20 about 167 feet from our sidewalk and 143 feet
21 from the setback along there.

22 And that is really the end of my

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1 presentation. Obviously, I'm here to answer
2 questions if you have some.

3 MR. BROWN: And Mr. Karcha is here.

4 I think he needs to be sworn as a witness.

5 MS. SCHELLIN: Okay. Please,
6 stand and raise your right hand.

7 (Whereupon, witness was sworn.)

8 MS. SCHELLIN: Thank you.

9 MR. KARCHA: Good evening. I
10 apologize for my delay in arriving here tonight,
11 but I am glad that I was able to make it and
12 join you.

13 Wesley has, as my colleague here
14 Michael Gick has mentioned and touched on some
15 of these items already, but they have, a
16 commitment to sustainability. And one of the
17 largest commitments that they have made in
18 requesting this amended campus plan is that
19 there is no demolition of any of the existing
20 buildings.

21 In the previously approved plan, the
22 existing two dorms were rescheduled to be

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1 demolished. This building is scheduled to be
2 LEED-silver under the new construction 2009,
3 although we are losing many of the existing trees
4 on the campus, we do have a healthy landscape
5 plan and increasing the number of trees that
6 we will have there.

7 Straughn and Carroll Hall, the
8 existing residence halls, will be renovated.
9 They were constructed in 1958. They are very
10 weak in regards to energy efficiency. Those
11 will be updated with new modern facilities and
12 energy efficient systems.

13 We have increased our bicycle racks
14 throughout the campus. We are putting in --
15 proposing to pursue car-charging stations as
16 well as flexcars to limit the parking on campus.

17 We have worked with DDOE and our
18 stormwater management systems and working with
19 -- rather than building a new steam plant or
20 hot water plant, we have continued to use AU's.

21 There has been an agreement that is in place
22 for many years and they continue to use that.

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1 The slide here shows that there is
2 existing bicycle racks out in front of the two
3 residence halls. And then it -- that are shown
4 in dark spots. These two lighter areas, we have
5 proposed bicycle storage areas inside both the
6 existing Straughn Hall, once it gets renovated
7 in the future, and then also inside the new
8 residence hall.

9 At the end of the new residence hall,
10 there will also be a bicycle rack for -- outside
11 there for visitors as well.

12 As Michael had touched on, we have
13 worked extensively on our landscape plan. We
14 have -- believe that we have a vision in mind
15 for what we would like to implement. Through
16 our meetings with the neighbors and such, we
17 have gotten kind of conflicting comments and
18 so we have agreed that we are going to have a
19 landscaping committee, which I'll be a part,
20 and to hear their concerns, to sit down in a
21 more smaller setting that we can discuss those
22 ideas, so we can finalize tree species and

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1 locations of trees.

2 As Michael had indicated, we have
3 trees that are around -- surrounding the
4 building. We have existing hardwood trees that
5 remain behind the president's house here in his
6 location. The majority of these are in good
7 to better health.

8 The dark trees here, we have
9 proposed five inch caliper trees up at the top
10 of this slope, so that we have more of an
11 immediate impact in screening of the buildings
12 in response to the neighbors' concerns. When
13 those trees are planted, they will be roughly
14 25 feet high and those are oaks and gums and
15 similar species to the ones that are existing
16 elsewhere on the site.

17 We have proposed other trees around.

18 Those would be a 3 inch caliper. And in recent
19 discussions in the last week, we are talking
20 about possibly adding understory trees, so that
21 when these trees mature, we also have the
22 understory trees that kind of fill it in and

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1 provide more of that natural woodland setting.

2 Along University Avenue, we have
3 received comments about screening down there.

4 We had proposed to provide some street trees
5 and through the neighbors' comments, we have
6 looked at providing a 4 foot berm and a little
7 island in this area that would raise these trees
8 up. Those are 3 inch caliper trees, so it would
9 be about 16 to 18 feet high when planted, to
10 raise those up and provide more of a closer
11 screening of the building as well.

12 As Michael indicated just a few
13 minutes ago, we think the building is very
14 attractive, but not everyone is of the same
15 opinion, so we are trying to work with the
16 neighbors.

17 This is a view of just inside where
18 the berm would be located. As you can see, we
19 have the larger 5 inch caliper trees up and
20 camouflaging the building from day one.

21 Our Stormwater Management Plan we
22 have worked -- we have already met with DDOE,

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1 I believe, on two occasions. We do not need
2 to treat for quantity on this site. We have
3 separate sanitary and storm systems in this
4 neighborhood. We are providing a bioretention
5 area to address the quality of the water.

6 We are collecting all the roof
7 drains from the new residence hall, from
8 Straughn Hall as well as the courtyard here.
9 Those get piped down and come into the
10 bioretention area and then come to the -- tie
11 into an existing storm pipe that crosses through
12 the campus.

13 Construction Management Plan. We,
14 as far as advanced project management, my firm,
15 believe very strongly in Construction
16 Management Plans. We implement many of these
17 ideas. And when approached by the neighbors
18 requesting us to do that, it was not a very large
19 step for us to -- or very small step for us
20 actually to take and to agree to these items.

21 We want to ensure a safe work place
22 that minimizes the impact on the neighbors.

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1 We need to have a harmonious construction site.

2 We realize we have students on one side that
3 are living, going to classes. We have people
4 living on the other side that are sleeping and
5 want to enjoy their yards and such.

6 We have designated a point of
7 contact during the construction, that will be
8 myself. We have set up a liaison committee of
9 which I will be a part as well as Wesley
10 representatives, as well as people from the
11 neighborhood. We are going to have monthly
12 meeting with the neighbors to keep them abreast
13 of the construction schedule and impacts. If
14 something comes up between those meetings, we
15 will have a mass email that we will send out
16 as well.

17 One of the critical items is always
18 the noise ordinance and the work hours. We are
19 actually being more restrictive than what is
20 allowed by the code here and the law. We are
21 working 7:00 to 5:00, rather than 7:00 to 7:00.

22 We have restricted parking on the

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1 street. All the construction parking will be
2 either on-site or it will be at an off-site
3 facility and they will bus their workers in.

4 All the construction access will be
5 through Massachusetts Avenue entrance and exit
6 that way, with the exception of the work that
7 is performed in University Avenue for our water
8 line work, as well as when we bring in a large
9 crane just because of the site restrictions and
10 trying to get it in and out of the same direction.

11 Many of these other items are
12 typical things that we address, such as dust
13 mitigation, security on-site and fencing and
14 screening and such.

15 One item that we wanted to also
16 address, it was requested by the neighbors, it
17 was not originally in our plan, but was requested
18 by the neighbors to remove the stairs that go
19 from the entrance, the driveway entrance to
20 Massachusetts Avenue that go up and a walkway
21 that goes to AU. We have agreed to that and
22 that will actually take place right at the

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1 beginning of the construction project.

2 MR. GEORGE: Good evening, Mr.
3 Chairman, Commission. For the record, I'm
4 Osborne George representing Wesley on the issue
5 of transportation. With me is Sandy Lawrence,
6 our senior transportation planner who worked
7 extensively with me on the project.

8 The regulations require the
9 application -- the applicant to assess the
10 potential impact of the development program over
11 the horizon of the application.

12 We assessed it. I'm sorry. It was
13 changed 2011/2025. We looked at traffic
14 operations. We looked at parking usage and
15 impacts on the neighborhood. And it is our
16 conclusion that the impacts are quite nominal,
17 quite insignificant.

18 We also looked at whether or not the
19 proposal would comply with the city's new
20 policies on mobility and sustainability as
21 administered by the District Department of
22 Transportation and we concluded that they will

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1 comply.

2 I would just like to highlight some
3 of the basis for the conclusions we reached.

4 To flashback to this chart, which
5 Mr. Brown, introduced to you, we looked at what
6 was approved by the Commission in 2006, what
7 exists today and what the situation is projected
8 to be, and again, this should be 2025. In all
9 cases, you would know that these numbers are
10 either less than or equal to what the Commission
11 has already approved.

12 And I think that makes the case.
13 Obviously, the greater includes the lesser and
14 the impact supports our assessment.

15 Next slide, please. One of the
16 things that we were able to do was to flashback
17 to 2004, data that was obtained by the
18 consultant. The seminary's consultant
19 Gorove/Slade & Associates and compare with the
20 current volumes in 2011. And we found that
21 there was a significant reduction in traffic
22 attributable to the reasons that Dr.

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1 McAllister-Wilson has already stated, namely
2 adjustment in the class schedules, the
3 establishment of the Mount Vernon Campus as well
4 as introduction of a number of transportation
5 demand management measures.

6 So again, we show a significant
7 reduction averaging over 40 percent during the
8 morning and afternoon peak hours.

9 Next slide, please. In terms of the
10 road network that we evaluated to assess traffic
11 operations, this is the campus here with an entry
12 off Massachusetts currently in only/out only
13 onto University Avenue. We initially studied
14 the current sections in the vicinity of the
15 campus through discussion and interaction with
16 DDOT.

17 We expanded it to seven
18 intersections, including Ward Circle adjacent
19 to American University. Also, one of the
20 intersections within the neighborhood,
21 University Avenue at Rodman Street.

22 Circulation Plan. Currently, this

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1 is the campus, a small campus, with
2 approximately 850 foot of driveway. Generally,
3 26 to 28 feet in width connecting Massachusetts
4 to University Avenue.

5 Currently, this is one-way inbound
6 assessing the parking in this area. This P here
7 should be over here. The parking -- the main
8 parking area. And one-way flow.

9 As part of the discussions with the
10 neighborhood, the seminary proposes to convert
11 this to a two-way driveway with their outbound
12 movement restricted to right turn only.
13 Vehicles would continue to exit onto University
14 and again we propose to have a restriction of
15 right turn movements only, so that the
16 University Avenue and the community to the
17 southwest would be minimally impacted.

18 This has a couple obvious
19 advantages. First of all, with the dormitories
20 here and the classroom and library and
21 administrative space over across the driveway,
22 this is a predominant pedestrian corridor. And

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1 so this would reduce the vehicular/pedestrian
2 conflicts which currently occur in the area.
3 Even though it is not a major problem, this
4 enhances the situation.

5 Our examination of the distribution
6 of traffic suggests that significant traffic
7 turns and heads southeast along Massachusetts
8 Avenue, so this would obviate the need for them
9 to cross albeit a small section of University
10 Avenue within the neighborhood.

11 Parking is not a major issue.
12 However, we note that based on all of our
13 studies, the campus' parking needs are fully
14 satisfied on campus. There is adjacent needed
15 parking along Massachusetts Avenue and there
16 is pretty much substantially unrestricted
17 parking along this section of University Avenue,
18 very little usage. So again, we think that's
19 often an issue with respect to campus plans.
20 We do not see it as an issue in this case.

21 We, ourselves, made observations.
22 We relied on data, which DDOT referred us to,

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1 that was collected as part of the American
2 University Campus Plan and we do not believe
3 that is an issue. Nonetheless, the TDM Plan
4 makes further provision to minimize impacts of
5 encroachment of parking within the neighborhood
6 and we will discuss this very shortly.

7 Next slide, please. I think this
8 takes us to the TDM Plan. We have heard some
9 of it before. Again, this was discussed
10 extensively with DDOT and it includes the main
11 menu of items which the city typically likes
12 us to see. It is anchored by a campus
13 transportation coordinator who is responsible
14 for implementing the plan and ensuring that its
15 various elements are effective.

16 We have heard about class schedule
17 adjustment and the on-line course curriculum
18 aspect of the campus. This we understand will
19 continue. Transit subsidies, carpool and
20 vanpool incentives. We have heard from Mr.
21 Karcha regarding the enhancement of bicycle
22 facilities, flexcar parking, etcetera.

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1 One of the key elements also, even
2 though it is low down on the list, is the proposal
3 that the students who reside on the campus would
4 be excluded from having residential parking
5 permit privileges within the neighborhood.

6 Mr. Karcha talked about the EV
7 charging station and, of course, also a key
8 element, I think they are all key, is the
9 monitoring and feedback where we would be
10 required to interact and report to DDOT and the
11 community.

12 So, Mr. Chairman, in conclusion, I
13 think we have shown that the reduction in the
14 development program, minimal trip generation,
15 parking adequacy, the proposed robust TDM Plan,
16 as well as compliance with the city's general
17 policies and sustainability and mobility allows
18 us to conclude that the seminary's proposal
19 should have no adverse or objectionable impacts
20 and should satisfy the city's conditions for
21 PUD review.

22 Thank you. I'm available for

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1 questions.

2 MR. BROWN: That concludes our
3 presentation in chief. With a minute and 30
4 seconds to spare, but, obviously, we want to
5 open it up to the Commissioners' questions.

6 CHAIRMAN HOOD: Okay. Thank you
7 very much. We appreciate the presentation.
8 Commissioners, do we have any questions?

9 COMMISSIONER MAY: Mr. Chairman, I
10 have a couple of quick ones. I don't need the
11 lights down though for them.

12 You mentioned thin brick being used
13 in the buildings. How thin is a thin brick?

14 MR. GICK: Between $5/8^{\text{ths}}$ and $3/4^{\text{ers}}$.

15 It is not only used in this technique. It is
16 also used in a lot of precast plan --

17 COMMISSIONER MAY: I have seen a lot
18 in precast. And I assume that there is a molded
19 brick or something that turns corners and things
20 like that, so you have the same look.

21 MR. GICK: Yes.

22 COMMISSIONER MAY: Will this

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1 actually be precast or is this going to be laid
2 up?

3 MR. GICK: It's going to be site
4 cast.

5 COMMISSIONER MAY: It's going to be
6 site cast?

7 MR. GICK: Site cast.

8 COMMISSIONER MAY: Site cast. Oh,
9 that's interesting. Okay. And then the other
10 question I had has the ANC provided a detailed
11 letter and spelled out the conditions for the
12 Construction Management Plan? And it seems
13 from what you have said in the presentation,
14 that you have agreed to everything that they
15 would like to see that was in that letter?

16 MR. GICK: Yes, we have.

17 COMMISSIONER MAY: Is that correct?
18 Okay. That's it.

19 CHAIRMAN HOOD: Okay. Any other
20 questions? Commissioner Cohen?

21 COMMISSIONER COHEN: Yes, I have
22 actually a couple of questions or comments.

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1 I think that I would want to commend
2 you for, you know, wanting to preserve and
3 protect the trees on-site. I think that is very
4 important. I just wish your sensitivity
5 carried over to the submission. If you could
6 double-side in the future, I would really
7 appreciate it. Being a tree-hugger, I really
8 care about trees in general, not just on this
9 site. Okay. Thank you.

10 The president's house, that is being
11 used as sort of a transition. Does it have any
12 historic or significance at all? I don't recall
13 seeing it on the campus, so maybe it's really
14 not --

15 MR. McALLISTER-WILSON: It was
16 built at the same time as the rest of the
17 buildings. Previous presidents have lived in
18 it. Two of the previous presidents have lived
19 in it. One has not and I do not. So it was
20 built and I guess completed in '59, '60.

21 COMMISSIONER COHEN: You're going
22 to maintain it and demolish it after the plan

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1 is completed. Is that correct?

2 MR. McALLISTER-WILSON: That's
3 correct. Well, we are maintaining it through
4 the plan.

5 CHAIRMAN HOOD: Commissioner
6 Turnbull?

7 COMMISSIONER TURNBULL: Thank you,
8 Mr. Chair.

9 I just had one question on in your
10 transportation demand measures, the transit
11 subsidy, what actually is that going to entail?

12 MR. GEORGE: Basically, it the
13 seminary would provide benefits according to
14 the Federal SmartBenefits Program where a
15 contribution -- I think the current amount is,
16 approximately, \$200 as provided as a tax
17 deductible benefit to the employees.

18 COMMISSIONER TURNBULL: To the
19 employee?

20 MR. GEORGE: Yes. Participating
21 in the -- who does not use a car to come to the
22 campus and park, but who uses that to -- for

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1 the -- for commuting purposes by transit.

2 COMMISSIONER TURNBULL: Okay. You
3 mentioned right turn only.

4 MR. GEORGE: Yes.

5 COMMISSIONER TURNBULL: How are you
6 going to prevent left turns from -- on Mass
7 Avenue? I mean, if I'm coming down -- I want
8 to get in, do you think there is going to be
9 people who aren't going to make a left turn?

10 MR. GEORGE: Okay.

11 MR. McALLISTER-WILSON: The right
12 turn we are referring to is the turn out of the
13 campus.

14 COMMISSIONER TURNBULL: Right.

15 MR. McALLISTER-WILSON: Yes.

16 COMMISSIONER TURNBULL: But you can
17 still make a left turn coming in?

18 MR. GEORGE: Yes.

19 MR. McALLISTER-WILSON: Yes.

20 COMMISSIONER TURNBULL: Okay.
21 That wasn't clear. I wanted to be sure on that.
22 And the one on University Avenue is exit only?

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1 MR. McALLISTER-WILSON: Yes.

2 COMMISSIONER TURNBULL: Okay. All
3 right. Thank you.

4 CHAIRMAN HOOD: Any other
5 questions? President Wilson, let's talk about
6 the -- obviously, with the agreement and
7 everything, we don't have to talk too much about
8 the liaison committee. And I don't know if you
9 are aware, but I'm very big on that and I'm big
10 on them making them work and be efficient and
11 effective.

12 Obviously, from what I'm seeing, you
13 have already started that. But how is that
14 going to work? I see you -- I believe the ANC
15 has a part. I believe Spring Valley has a part.
16 How is that going to work?

17 MR. McALLISTER-WILSON: Well, I
18 think the liaison committee will be composed
19 of people who live very close to Wesley and who
20 have been involved in all of these meetings and
21 those who have shown an ongoing interest in both
22 the landscape design and the construction

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1 management issues.

2 And so we will meet regularly. I
3 don't know how often that means, but my office
4 will be open always to calling that meeting and
5 will schedule regular sessions with them.

6 CHAIRMAN HOOD: Okay. Will your
7 office call upon request? If the members want
8 to have it or would your office have one?

9 MR. McALLISTER-WILSON: Well, I
10 think we will schedule them. But then if
11 members want to have additional meetings, we
12 certainly will.

13 CHAIRMAN HOOD: Okay. And a
14 decision maker will be there?

15 MR. McALLISTER-WILSON: Well, I
16 think those committees are advisory, but I think
17 our history already has shown that we listen
18 very carefully and amend our plans according
19 to their advice.

20 CHAIRMAN HOOD: You know what, I'm
21 not going to press the issue, because I think
22 it does, especially by the number in support

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1 for those -- some of the questions I like.
2 Normally, I like to press the pedal to the metal
3 on those issues, but I don't think I need to
4 do this from what I see from this record.

5 Okay. That's all the questions I
6 have. Any other questions, Commissioners?
7 Okay. Do we have any cross-examination from
8 ANC-3D or 3-E, too, right? Do we have anyone
9 representing 3E here? Okay. Do we have anyone
10 representing 3D? Okay. Okay. Commissioner
11 Smith. Okay.

12 Do you have any cross-examination?

13 Okay. Does Spring Valley have any cross? Who
14 else did we give party status to?

15 MS. SCHELLIN: Ms. Lehnhard.

16 CHAIRMAN HOOD: Ms. Lehnhard, do
17 you have any cross? Okay. Let's go to the
18 Office of Planning's report.

19 MR. COCHRAN: Thank you, Mr. Chair.

20 The Office of Planning is prepared to stand
21 on the record and answer any questions you may
22 have.

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1 CHAIRMAN HOOD: Thank you. It
2 sounds like you are trying to get to see the
3 hockey game. No, I'm just playing. I'm just
4 playing. I'm just playing.

5 Okay. Things are moving very well.

6 Okay. District Department of Transportation,
7 Mr. Jennings?

8 MR. JENNINGS: Good Evening,
9 Chairman Hood and Commissioners. For the
10 record again, my name is Jeff Jennings. I work
11 for the District Department of Transportation.

12 As the report that we submitted
13 states, we do support the applicant's request
14 for approval for this case. We are aware of
15 the new 76 bed residence hall that is being
16 proposed. No new parking facility is being
17 proposed. We are satisfied with the
18 applicant's Transportation Demand Management
19 Plan, although some small features that the
20 applicant has proposed previously were not part
21 of the 10 point plan that we saw up on the slide
22 show a little bit earlier.

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1 The applicant came to us and
2 proposed a small study area. We had a couple
3 of meetings with them to let them know that we
4 certainly wanted to take into consideration a
5 little bit larger of a study area, knowing that
6 the campus close by, the American University
7 Campus, had done some extensive work and that
8 this particular campus should also do a little
9 bit more work with regards to the small changes
10 that were being proposed here for this
11 particular application.

12 And they came back to us, perform
13 that work, and for the most part, we were
14 satisfied with what they came back to us with.

15 Other than that, we are here for questions.

16 Thank you so much.

17 CHAIRMAN HOOD: Thank you both, Mr.
18 Jennings and Mr. Cochran.

19 Commissioners, any questions of
20 either the Office of Planning or DDOT? Okay.

21 Not seeing any, is there any cross-examination?

22 Does the applicant have any cross? ANC, do

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1 you have any cross? Commissioner Smith?

2 MR. SMITH: For the record, my name
3 is Tom Smith. I'm Commissioner on ANC-3D.
4 Just a couple of questions.

5 Did the person, who prepared the
6 analysis on this project, visit the site? Yes,
7 I'm sorry, this is for DDOT. Thank you.
8 Thanks.

9 MR. JENNINGS: Yes.

10 MR. SMITH: And also, on page 3 of
11 your report, do you accept the vehicle trip
12 generation data as valid?

13 MR. JENNINGS: I'm going to pass
14 that question along to my colleague, Mr. Omay,
15 who worked extensively on the trip data.

16 MR. OMay: Yes, actually, that's
17 the data that was submitted to us and we concur
18 with it.

19 MR. SMITH: Okay. And then my last
20 question, you indicate -- is there a particular
21 reason in the report why you want to ensure
22 reduced vehicle trips and parking in Wesley

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1 Heights as a consequence of this project?

2 MR. JENNINGS: Reduce vehicle trips
3 to avoid any impacts.

4 MR. SMITH: In Wesley Heights?

5 MR. JENNINGS: That's correct.

6 MR. SMITH: Why Wesley Heights?

7 MR. JENNINGS: Is there another
8 neighborhood at issue?

9 MR. SMITH: Spring Valley. I mean,
10 did you look at Spring Valley?

11 MR. JENNINGS: We did look at Spring
12 Valley and that's our fault for not putting
13 Spring Valley in this report.

14 MR. SMITH: So --

15 MR. JENNINGS: So excuse our
16 oversight there with respect to -- lack of
17 oversight, I should say.

18 MR. SMITH: Well, I just want -- I
19 guess my question is did you only look at the
20 impact on Wesley Heights?

21 MR. JENNINGS: No, sir.

22 MR. SMITH: Did you look at the

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1 impact on Wesley Heights at all?

2 MR. JENNINGS: We looked at Wesley
3 Heights. We looked at Spring Valley. We
4 slightly looked into AU Park as well.

5 MR. SMITH: And is the seminary
6 located anywhere near Wesley Heights?

7 MR. JENNINGS: If this is a
8 neighborhood question, sir, I think that's
9 something that the applicant should be able to
10 answer better.

11 MR. SMITH: Okay. All right.

12 CHAIRMAN HOOD: All right.
13 Commissioner Smith, if you could come back a
14 second? I'm trying to understand that
15 question. If you can help me?

16 MR. SMITH: I think it's -- Chairman
17 Hood, the question is a very simple one. Wesley
18 Seminary is located nowhere near Wesley Heights.
19 It borders Spring Valley. So my question was
20 why are we so concerned about Wesley Heights
21 when the issue really is Spring Valley. And
22 I was really trying to gather the depth of the

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1 review and analysis that was done by DDOT of
2 this application.

3 CHAIRMAN HOOD: And I think that's
4 a very good question. Mr. Jennings, I'm just
5 curious, too. Did we include -- you just said
6 you all omitted Spring Valley, but you did do
7 an analysis on Spring Valley?

8 MR. JENNINGS: We did, sir.

9 CHAIRMAN HOOD: Okay.

10 MR. JENNINGS: We did. And again,
11 I apologize deeply on behalf of the Agency.
12 And if it's something that I did as far as
13 omitting a particular name of a neighborhood
14 inside this report, that's perhaps something
15 that I can take full blame for.

16 CHAIRMAN HOOD: But I think though
17 so we can make sure the record is complete, Mr.
18 Jennings, if you could, if we can just correct
19 that?

20 MR. JENNINGS: Okay.

21 CHAIRMAN HOOD: I'm not sure how we
22 do it. We can do a -- write a sheet or amendment

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1 or something.

2 MR. JENNINGS: Absolutely. I
3 would be happy to submit it.

4 CHAIRMAN HOOD: I think that's
5 good.

6 MR. JENNINGS: If there is a
7 supplemental?

8 CHAIRMAN HOOD: Now, 2025, think
9 this would be good to say that that analysis
10 was done in that way.

11 MR. JENNINGS: Fair enough.

12 CHAIRMAN HOOD: Okay.

13 MR. JENNINGS: Thank you.

14 CHAIRMAN HOOD: Let's see. Spring
15 Valley, cross-examination? Ms. Lehnhard? And
16 I think we are pronouncing -- is it Lehnhard?

17 MS. LEHNHARD: Lehnhard.

18 CHAIRMAN HOOD: Lehnhard, okay.
19 Ms. Lehnhard, do you have any cross-examination?

20 MS. LEHNHARD: No.

21 CHAIRMAN HOOD: Okay. All right.
22 Let's move right along. Let's go to the report

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1 of ANC-3D. Commissioner Smith?

2 MR. SMITH: I'm pleased to testify
3 tonight on behalf of ANC-3D in support of the
4 application to amend and extend the 2006/2015
5 Campus Plan of the Wesley Theological Seminary
6 to 2025 with the conditions agreed to by the
7 seminary, the Spring Valley/Wesley Heights
8 Citizens Association, the Neighbors for a
9 Liveable Community and ANC-3D.

10 Additionally, ANC-3D supports the
11 seminary's application for further processing
12 of a new residence hall adjacent to the Spring
13 Valley community.

14 At its regularly scheduled meeting
15 on April 4, 2012 -- excuse me, I forgot to give
16 you my testimony. I have it right here. I'm
17 sorry about that.

18 At its regularly scheduled meeting
19 on April 4, 2012, ANC-3D voted with a quorum
20 present at all times by a margin of 5-0 with
21 two abstentions to support the proposed
22 application with the conditions outlined in the

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1 consensus agreement. A copy of this
2 comprehensive agreement was included in
3 ANC-3D's prehearing statement.

4 Wesley Seminary is bordered on the
5 west by Spring Valley single-family homes. On
6 the north, south and east, the seminary is
7 bordered by American University. Although
8 Wesley Seminary is located across the street
9 from the ANC-3E boundary line, this area along
10 Massachusetts Avenue consists of intramural
11 fields and other open space owned by American
12 University.

13 No residents of ANC-3E will be
14 affected by this application. The seminary is
15 located solely in ANC-3D02 and the only
16 residents within 200 feet of the proposed new
17 structure reside in ANC-3D02.

18 Wesley Seminary and Spring Valley
19 residents worked hard to achieve the consensus
20 agreement that is now before you. This
21 agreement was the outcome of open, frank, and
22 respectful dialogue. Given the recent

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1 experience with AU, many neighbors have
2 commented that Wesley Seminary administrators
3 approach to the community has been a breath of
4 fresh air.

5 The seminary's staff and attorneys
6 demonstrated a willingness to engage and explore
7 ways to address neighbors' concerns that
8 included landscaping, design, parking and
9 traffic and construction management.

10 Wesley Seminary did more than talk
11 about being a good neighbor, they showed that
12 being a good neighbor was part of the seminary's
13 culture and values. The commitment shared by
14 the seminary and the neighborhood to work
15 cooperatively and collegially is reflected in
16 the consensus agreement.

17 This agreement establishes new
18 liaison functions between the seminary and the
19 community and a commitment by the seminary to
20 monitor parking and other transportation issues
21 on an ongoing basis.

22 ANC-3D fully endorses all aspects

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1 of this compromise and it is worthy of your
2 support.

3 As part of this agreement, ANC-3D
4 supports the application for further processing
5 of a new 76 bed residence hall along University
6 Avenue. Community support for building his
7 residence hall has not been unconditional.

8 Given the scope of new construction
9 in the neighborhood approved for AU, the
10 community might be justified in opposing any
11 additional new construction within the
12 neighborhood.

13 Initially, there was strong
14 opposition for the proposed building because
15 of its planned location, mass and design. There
16 are still residents who object to the use of
17 tilt wall construction and made those views
18 known to ANC-3D.

19 Nevertheless, the seminary and the
20 community were able to forge an agreement to
21 support the further processing. This resulted
22 in a redesign of some aspects of the building

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1 and a stronger commitment on the part of the
2 seminary and the community to work collectively
3 on landscaping issues.

4 In fact, neighbors have volunteered
5 to help raise funds from within the community
6 to support the seminary's landscaping efforts.

7 There is much I could say generally
8 about how the parties worked to bridge their
9 differences on this and some other issues, but
10 bottom line, this is a model that shows the
11 campus planning process can work and does not
12 have to be confrontational.

13 Our experience shows it takes a
14 commitment on the part of an institution like
15 Wesley Seminary to fully engage and for the
16 community to consider how best to manage change.

17 In the case of Wesley Seminary, the
18 community had a reliable partner for discussion,
19 compromise and resolution. From the
20 perspective of ANC-3D, two amendments to the
21 2006/2015 plan are central to the agreement with
22 the community.

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1 Wesley Seminary has agreed to amend
2 the boundaries of its campus plan to include
3 three lots that were excluded in 2006. At that
4 time, the seminary wanted to sell the lots for
5 future development.

6 This has been an ongoing concern of
7 the community since 2006, especially since the
8 lots are Zoned DR-5-A and the homes directly
9 across the street are Zoned R-1-A. The
10 seminary's willingness to reinstate these lots
11 as part of the campus boundaries helps to
12 mitigate concerns with the loss of buffer space
13 stemming from development or a new residence
14 hall adjacent to those lots.

15 Likewise, neighbors encouraged
16 Wesley Seminary to extend the campus plan beyond
17 the proposed 2021 date. Some members of the
18 community wanted the plan extended to 2032, a
19 full 20 years. An agreement was reached instead
20 to extend the plan to 2025. This provides
21 greater certainty for the community about the
22 seminary's potential growth along University

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1 Avenue adjacent to neighbors' homes.

2 ANC-3D supports the 2025
3 termination date as reasonable, especially
4 given the extensive work done by the seminary
5 to reevaluate its needs and resources as part
6 of this current proceeding, the significant
7 amount of time spent by the seminary and the
8 community to assess the new proposals and their
9 potential impact on the neighborhood and the
10 comprehensive nature of the consensus agreement
11 reached by Wesley Seminary and neighborhood
12 groups, including ANC-3D.

13 Given the scope of the amended plan,
14 we think it makes perfect sense for this plan
15 to be operative for a full 10 years beyond its
16 original expiration date of December 31, 2015.

17 Finally, neighbors are less
18 concerned whether this plan is an amended plan
19 or a new plan. They simply embraced the
20 agreement that has been reached and want the
21 certainty inherent in extending the terms of
22 this plan as outlined in the consensus agreement

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1 to 2025.

2 Contrary to OP's observation, we
3 also want to add that we have heard nothing from
4 the community that it was motivated to push for
5 a 2025 expiration date out of a desire to offset
6 this plan from the AU Campus Plan.

7 In our meetings over the last year
8 with OP during the AU Plan Review process, OP
9 has indicated its preference for staggering
10 campus plans to facilitate their review.
11 However, ANC-3D does not share OP's review about
12 staggering campus plans and this is not an issue
13 that has been brought to our attention by members
14 of the community.

15 And let me conclude by saying the
16 community has indicated to us that it feels it
17 has had sufficient time to weigh in on this
18 proposal. And that they have done so in a very
19 meaningful way. Both the seminary and the
20 community have been responsive and the best
21 evidence is the consensus agreement that is
22 before you tonight.

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1 We encourage you to let the seminary
2 get about the business of building this new
3 residence hall and expedite this proceeding and
4 support this application.

5 Thank you for this opportunity to
6 testify. We ask that you give the views of
7 ANC-3D the great weight to which they are
8 entitled. And I would be happy to answer any
9 questions.

10 CHAIRMAN HOOD: Thank you,
11 Commissioner Smith. Commissioners, any
12 questions? Any questions?

13 COMMISSIONER COHEN: No, sir.

14 CHAIRMAN HOOD: Okay. Do we have
15 any cross-examination? Applicant? Okay.
16 Spring Valley? Ms. Lehnhard? When you come
17 up here, you'll correct me and I'll hear it good.
18 Any cross-examination? Okay. All right.
19 Thank you very much.

20 MR. SMITH: Thank you.

21 CHAIRMAN HOOD: We appreciate it.
22 Okay. Thank you. Thank you, Commissioner

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1 Cohen. Let's go with Spring Valley. We might
2 as well bring Spring Valley and Ms. Lehnhard.
3 You can come up and I will be glad when I can
4 really hear what you are saying and how to
5 pronounce your name. Okay. So, Dr. Kraskin,
6 we will start with you and then Ms. Lehnhard.
7 You've got the microphone, could you --

8 MS. LEHNHARD: Yes, Lehnhard.

9 CHAIRMAN HOOD: Lehnhard.

10 MS. LEHNHARD: Yes.

11 CHAIRMAN HOOD: Okay. Lehnhard.

12 I guess you have been called three or four
13 different. I know I have pronounced it at least
14 four different ways tonight. Well, I
15 apologize. Okay. Dr. Kraskin?

16 DR. KRASKIN: Good evening,
17 Chairman Hood and Commissioners. For the
18 record, my name is Dr. Jeffrey Kraskin. And
19 I am here this evening as the Vice President
20 for Spring Valley, the Spring Valley/Wesley
21 Heights Citizens Association.

22 Over the past several months you may

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1 recall that I have been before this Commission
2 a number of times during the long hearings
3 associated with American University, a direct
4 neighbor to tonight's applicant, Wesley
5 Theological Seminary.

6 Many times during those
7 deliberations, Mr. Turnbull expressed his
8 support for many of the proposals by saying I
9 can live with that. Well, tonight, I am very
10 glad and honored to actually parrot Mr.
11 Turnbull. I'm here to tell you that yes, the
12 Spring Valley community, the only residential
13 community abutting the Wesley Theological
14 Seminary, can live with the proposed amended
15 new campus plan and the further processing of
16 the new residence hall.

17 Since the beginning of Wesley's
18 introduction of these changes, nearly five
19 months ago, the citizens association,
20 individual residents and our ANC Commissioner,
21 Tom Smith, have worked closely to make this
22 project -- to make this a project with the least

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1 objectionable issues to the community as a
2 whole.

3 Together, we have forged a design
4 and agreement that will help in the building
5 of not only the new residence hall, but also
6 shape a future that has all of us working
7 together as a full community team, something
8 that we had only hoped might have happened with
9 Wesley's neighboring institution.

10 While there are a few residents who
11 continue to express some unhappiness with the
12 tilt wall construction model and some of the
13 minimal design issues, we have some to a clear
14 consensus that the resulting plan being
15 presented this evening will not only meet the
16 needs of the theological seminary, but also
17 result in the least disturbance to the immediate
18 neighbors and the community as a whole.

19 We ask and strongly urge the Zoning
20 Commission to include the agreement consensus
21 including the Construction Management Plan that
22 has been forged between the parties into the

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1 final order. Together these documents will
2 help not only to guide us through the immediate
3 planned construction, but farther into the
4 future of this campus plan's implementation.

5 Now, I must say we were surprised
6 to see that our neighboring ANC-3E, which has
7 Commissioner Smith mentioned, only borders
8 along Massachusetts Avenue through the AU
9 fields, again didn't really seem to understand
10 actually the community process or even have a
11 clue as to what the plans for Wesley site or
12 even its neighbor, AU, meant.

13 AU/3E's action in their note to you
14 opposing the removal of the set of stairs to
15 nowhere is clear evidence that they really did
16 little homework in this case.

17 If ANC-3E had had any understanding
18 of the location of the AU's proposed North Hall
19 that this Commission approved, they would have
20 understood why the removal of the existing
21 staircase is critical for the future safety of
22 anyone traversing that area.

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1 In fact, AU administrators told us,
2 as neighbors, that they would have removed the
3 steps as part of their own North Hall
4 construction if only the steps had been on their
5 own property.

6 The future rising North Hall's rear
7 edge facing Massachusetts Avenue will place this
8 existing stairs on the seminary's property in
9 a position taking people nowhere, but into
10 darkness at the edge of a new building. A
11 position of potential personal danger.

12 So we want to thank the Wesley
13 Theological Seminary for their proactive
14 forward thinking and realization to take the
15 needed action to remove the potential safety
16 hazard before anyone could be hurt.

17 On behalf of the Spring Valley/
18 Wesley Heights Citizens Association, I would
19 like to thank Wesley's President, Dr. David
20 McAllister-Wilson, his staff, their land use
21 legal counsel, Mr. Patrick Brown, for all their
22 willingness to work directly with the community

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1 on this project.

2 Our community experience on this
3 project has been a breath of fresh air to the
4 campus planning process.

5 Again, we fully support the
6 requested changes to the Wesley Theological
7 Seminary Campus Plan and the proposed future
8 processing of the new residence hall. Thank
9 you.

10 CHAIRMAN HOOD: Okay. Thank you.

11 Next?

12 MS. LEHNHARD: Mr. Chairman,
13 Members of the Commission, my name is Mary Nell
14 Lehnhard. My home is directly across the street
15 from the proposed dorm. The new dorm will
16 affect my home more than any other home in the
17 neighborhood. I have lived at 4601 Rodman
18 Street since 1988, 24 years.

19 I'm supporting the proposed campus
20 plan and the building of the dorm, but only
21 because of the conditions outlined in the formal
22 agreement reached between Wesley and the

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1 neighborhood and the proposed length of the
2 agreement until 2025, 13 years.

3 The agreement will provide the
4 neighborhood with what we -- is important to
5 the -- most important to all of us, the assurance
6 that until 2025, Wesley Seminary will not pursue
7 plans to sell land along University Avenue for
8 private development with this commitment backed
9 up by Wesley asking to allow that land into the
10 existing campus plan.

11 This would provide Wesley's
12 neighbors the assurance that we can pursue
13 improvements in our homes and greater assurance
14 that the value of our homes will be protected.

15 The process of reaching an agreement between
16 Wesley Seminary and the neighboring community
17 on a modification of the current campus plan
18 and building of a new dorm should be considered
19 a model for resolution of all neighborhood
20 zoning issues.

21 It was a thorough vetting of the
22 needs of Wesley and the concerns and needs of

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1 the neighborhood. Over a period of several
2 months, nearby neighbors and the two community
3 groups worked with the leadership of Wesley
4 meeting with them and their architects. Wesley
5 listened to the concerns of the community and
6 made some immediate modifications to the
7 proposed dorm, Traffic and Parking Plans and
8 made commitments to meet regularly with the
9 neighborhood to monitor issues that arise during
10 construction.

11 And importantly, offered the
12 protection against private development of land
13 along university.

14 Wesley Seminary and the
15 neighborhood agreed to a formal document
16 conditioned for approval of Wesley Seminary's
17 revised campus plan. I'm here to encourage the
18 Zoning Commission to support this agreement and
19 move on it quickly.

20 The D.C. Office of Planning has
21 indicated support for the agreement, but is
22 raising concern about the length of the term

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1 of the agreement and wants an additional 30 days
2 for public comment. The neighbors of Wesley
3 understand that many of the concessions made
4 by Wesley were because they could not afford
5 a delay. They need the proposed dorm ready for
6 enrollment of students in 2013.

7 The 30 day delay is not necessary.

8 No other issues were discussed as much, vetted
9 and considered by the neighborhood as thoroughly
10 as the terms and length of the agreement.
11 Wesley has already accepted one significant
12 delay, notably the delay they requested in
13 February to go up back and open the process to
14 the neighborhood, so we could consider it
15 carefully.

16 They shouldn't be asked to go back
17 through an additional delay. If Wesley and the
18 neighborhood are supportive of the terms of the
19 agreement, this should be sufficient for its
20 approval.

21 I urge the Zoning Commission to
22 accept the agreement between Wesley and the

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1 neighborhood and the term of 13 years. The
2 extensive vetting of the issues and successfully
3 working for resolution of the problems between
4 the parties should be acknowledged. Thank you.

5 CHAIRMAN HOOD: Okay. Thank you
6 very much, Dr. Kraskin and also Ms. Lehnhard.
7 Okay. I think we got it right that time.

8 Okay. Commissioners, any
9 questions? Mr. Turnbull?

10 COMMISSIONER TURNBULL: Yes. Dr.
11 Kraskin, you are the second person, Commissioner
12 Smith also mentioned the tilt wall construction
13 as an issue that a lot of people didn't like.
14 What was it or what is it with the tilt wall
15 construction? Is it a perception or --

16 DR. KRASKIN: It's the -- the tilt
17 wall construction issue is really about maybe
18 one to three people's issue. And it is because
19 they, in their minds and their knowledge,
20 consider tilt wall construction something that
21 is more consistent with big box and warehouse
22 construction.

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1 COMMISSIONER TURNBULL: Yes.

2 DR. KRASKIN: And that was of
3 concern.

4 COMMISSIONER TURNBULL: Oh, okay.

5 DR. KRASKIN: That was -- and
6 basically, the essence of how the facades would
7 end up actually looking. As I mentioned at the
8 ANC-3D meeting, one of the big things I see
9 different when I went to look at the model panel
10 was that maybe the mortar joints, if we want
11 to call them mortar joints, but the embedded
12 brick in the concrete, maybe they are just too
13 clean. They are too straight, they are too much
14 in line as opposed to hand-laid brick where the
15 mortar joints might be a little curvy and up
16 and down.

17 So that was some of the concern of
18 just that essence of feeling tone.

19 COMMISSIONER TURNBULL: Okay. All
20 right. Thank you.

21 CHAIRMAN HOOD: Okay. Any other
22 questions for either one of these two? Okay.

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1 Thank you very much. Oh, wait a minute. Hold
2 on. Does the applicant have any
3 cross-examination? Okay. Does the ANC-3D
4 have any cross?

5 Okay. Thank you both. We
6 appreciate it. I have been informed that we
7 don't have anyone on the witness list that is
8 here in opposition.

9 Do we have anybody else who would
10 like to testify in support, first? Okay.

11 Do we have anyone who would like to
12 testify in opposition?

13 Okay. Mr. Brown? I don't know how
14 much rebuttal you have, but you can take you
15 -- if you have something and then closing.

16 MR. BROWN: Just real briefly, I
17 think what you have heard tonight is a result
18 of a lot of hard work by people other than the
19 land use attorneys. I single out Tom Smith and
20 ANC-3D, Dr. Kraskin and Spring Valley/ Wesley
21 Heights, Ms. Lehnhard, a lot of our neighbors
22 were at meetings late at night and participated

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1 and I think are a major factor in what we were
2 able to present this evening.

3 I would also like to thank Steve
4 Cochran. He has worked very hard with us. We
5 went to an ANC meeting, not ANC-3D, but 3E.
6 We went on a Thursday and we were finished and
7 home just barely Friday morning. It was a long
8 night.

9 Also, Jeff Jennings from DDOT who
10 worked very hard with us and on a short time
11 frame and we appreciate that very much.

12 A couple of housekeeping matters
13 that I would like to make sure that we are clear
14 on. And an important part of the agreement we
15 have with the community that we have accepted
16 and want incorporated in the order is to maintain
17 some minor flexibility in the final design of
18 this building.

19 I'm not saying that this building
20 is going to change in any major way, but we wanted
21 to leave the door open, some tweaking of the
22 design consistent with other Zoning Commission

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1 orders. So we want to make sure that is
2 incorporated in the order.

3 And then also, in the same token,
4 to give the landscaping committee an opportunity
5 to finish their work in a small group, maintain
6 the flexibility in a final landscaping plan that
7 is consistent with what we have proposed here,
8 but allows some flexibility in the location and
9 types of landscaping materials and the size of
10 those materials.

11 With that, I think we are in a
12 situation where a Bench decision and a summary
13 order consistent with the summary order that
14 was issued in 2005/2006 for the original campus
15 plan would be appropriate and I ask the
16 Commission in the interest of allowing Wesley
17 to move forward very quickly on this new
18 residence hall, a Bench decision and summary
19 order would be appropriate.

20 CHAIRMAN HOOD: Okay. Thank you
21 very much. We appreciate everyone's testimony.

22 And, Mr. Brown, we appreciate your wrap-up.

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1 Commissioners, you have heard the
2 request. Do we need anything? Did we ask for
3 anything else?

4 MS. SCHELLIN: I think we were going
5 to allow the record open to let DDOT correct
6 their report regarding the neighborhood that
7 was involved.

8 CHAIRMAN HOOD: Okay.
9 Commissioners, any reason why we should not move
10 forward tonight? Anyone? Okay.

11 So with that, you have heard the
12 request. Any unreadiness about the flexibility
13 asked for? Okay.

14 All right. So if somebody would
15 like to make a motion?

16 COMMISSIONER TURNBULL: Mr. Chair,
17 I would move that we approve Zoning Case No.
18 05-40A, Wesley Theological Seminary of the
19 United Methodist Church Campus Plan and further
20 processing on Square 1600, Lot 6 and look for
21 a second. The plan is for 20 -- it goes to 2025.

22 COMMISSIONER COHEN: I'll second

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1 that.

2 CHAIRMAN HOOD: Okay. We got a
3 motion on the table. If it's something that
4 needs to be corrected, could you just direct
5 it to Ms. Schellin off-mike and we will correct
6 it here?

7 Okay. It has been moved. Hold on,
8 let me get a second. We can always amend that.
9 It has been moved. You seconded it?

10 COMMISSIONER COHEN: I seconded.

11 CHAIRMAN HOOD: Okay. So I got
12 something I want to add, too.

13 MS. SCHELLIN: Chairman Hood?

14 CHAIRMAN HOOD: Yes?

15 MS. SCHELLIN: The applicant has
16 advised those Lots 6, 7, 8 and 9 to incorporate
17 those. You are adding those.

18 CHAIRMAN HOOD: To the plan.

19 MS. SCHELLIN: Just want to make
20 sure the motion includes that.

21 CHAIRMAN HOOD: Okay.

22 COMMISSIONER TURNBULL: You are

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1 right. Those are the three residential lots
2 and I would move that we include what Ms. Sharon
3 Schellin said into the order.

4 COMMISSIONER COHEN: And I would
5 second that.

6 CHAIRMAN HOOD: Okay.

7 COMMISSIONER COHEN: Oh, I would
8 second that.

9 CHAIRMAN HOOD: I can't believe,
10 Commissioner Cohen, you didn't have your
11 microphone on. Okay. It has been moved and
12 properly seconded. Any further discussion?

13 I just want to add that I think that
14 as asked, while we don't necessarily enter into
15 agreements, I think that the order will point
16 to the agreement between the community and to
17 the applicant, which got us here at this point
18 and this far.

19 It is somewhere that there are some
20 proposed conditions behind one of these tabs
21 within the submissions. Also, that be
22 incorporated in the order. And I think that's

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1 pretty much it, which includes some of the caps
2 and everything else in the agreement.

3 So I think the record is complete
4 for a full order in this case, but I can't
5 remember exactly which, but it's behind one of
6 these tabs.

7 But anyway, I think the record is
8 sufficient for us to move forward in that
9 capacity and be able to write an order.

10 Okay. It has been moved and
11 properly seconded. Any further discussion?

12 All those in favor?

13 ALL: Aye.

14 CHAIRMAN HOOD: Any opposition?
15 Any abstentions? So, staff, would you record
16 the vote?

17 MS. SCHELLIN: Yes. Staff records
18 the vote 4-0-1 to approve Zoning Commission Case
19 No. 05-40A as the new campus plan expiring in
20 2025. Commissioner Turnbull moving,
21 Commissioner Cohen seconding, Commissioners
22 Hood and May in support, Commissioner Schlater

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1 not present, not voting.

2 CHAIRMAN HOOD: Okay. Ms.
3 Schellin, do we have anything else?

4 MS. SCHELLIN: I just wanted to see
5 if DDOT could provide their corrected report
6 within seven days, so that would be by the 19th.
7 I'm sorry, by the 26th. Thank you.

8 CHAIRMAN HOOD: I really want to
9 thank the applicant as well as the community
10 groups, ANC, Spring Valley and all of the
11 neighbors who worked hard to come to this
12 agreement. I know it didn't start that way,
13 but we greatly appreciate all the hard work that
14 everyone did.

15 And again, I think somewhere I read
16 where we should use this as a model. I agree.

17 We should use this as a model for other campus
18 plans as well as the Howard University Plan and
19 I keep talking about that.

20 So with that, we appreciate it and
21 this hearing is adjourned.

22 (Whereupon, the Public Hearing was

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1 concluded at 8:10 p.m.)

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