

GOVERNMENT
OF
THE DISTRICT OF COLUMBIA

+ + + + +

ZONING COMMISSION

+ + + + +

PUBLIC HEARING

+ + + + +

IN THE MATTER OF: : Case Nos.
: 11-02 and
UDC-Campus Plan 2011-2010 : 11-02a
:

Monday,
May 02, 2011

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

The Public Hearing of Case No. 11-02 by the District of Columbia Zoning Commission convened at 06:30 p.m. in the Office of Zoning 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
- PETER MAY, Commissioner (NPS)
- KONRAD SCHLATER, Vice Chairman
- GREG SELFRIDGE, Commissioner
- MICHAEL G. TURNBULL, FAIA,
Commissioner (OAC)

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Board of Zoning Adjustment
District of Columbia
CASE NO. Transcript
EXHIBIT NO.null

OFFICE OF ZONING STAFF PRESENT:

SHARON S. SCHELLIN, Secretary
DONNA HANOUSEK, Zoning Specialist

OFFICE OF PLANNING STAFF PRESENT:

JENNIFER STEINGASSER
JOEL LAWSON
PAUL GOLDSTEIN

D.C. OFFICE OF THE ATTORNEY GENERAL PRESENT:

ALSO PRESENT:

DANIEL VANPELT, Gorove/Slade
Associates
BARBARA JUMPER, Associate Vice
President for Facilities Management
and Real Estate, UDC
MICHAEL MARSHALL, Marshall Moya
DOUGLAS MCCOACH, RTKL
ROLAND VANPELT, Cannon Design
JEFF LEE, Cannon Design
DAVID G. WILSON,
ADAM TOPE, ANC 3F
KAREN PERRY, ANC 3F
DAVID AVITABILE, Goulston & Storrs
MARYANN MILLER, Van Ness resident
SAMANTHA LOWERY, UDC student
MATTHEW TIMMERMANN, UDC Student
ALLISON PRINCE, Goulston & Storrs
ERICK L. THOMPSON, Capital Project
Manager, UDC
REGINALD DAVIS, Van Ness Resident
YVETTE PARRON, Van Ness Resident
BRIAN LEDERER, Van Ness Resident
WANDA BRISCOE, UDC Student
BRENDA VIEHE-NAESS, Van Ness Street
Resident's Association

The transcript constitutes the minutes
from the Public Hearing held on May 02, 2011.

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A G E N D A

Opening Remarks.....	4
Preliminary Matters.....	8
Direct Testimony - Case No. 11-02 and 11-02A.....	56
Ms. Barbara Jumper.....	60
Mr. Douglas McCoach.....	73
Mr. Erick Thompson.....	85
Project Design.....	90
Transportation.....	111
Examination by Commissioners.....	121
Witness Testimony and Cross- Examination.....	226
Cross-Examination of Applicants by Van Ness Street Residents.....	262

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P R O C E E D I N G S

6:34 p.m.

Opening Remarks

CHAIRMAN HOOD: Good evening, ladies and gentlemen. This is a public hearing of the Zoning Commission of the District of Columbia for Monday, May the 2nd -- thank you -- 2011. My name is Anthony Hood. Joining me is Vice Chairman Schlater, Commissioner Selfridge, Commissioner May and Commissioner Turnbull.

We're also joined by the Office of Zoning Staff, Ms. Sharon Schellin and Ms. Donna Hanousek -- I'm going to get this right -- Office of Planning staff, Ms. Steingasser and Mr. Goldstein. Do we have any other Office of Planning?

MS. SCHELLIN: Mr. Lawson will be coming.

CHAIRMAN HOOD: Mr. Lawson will be joining us. This proceeding is being recorded by a court reporter, and it's also webcast

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1 live. Accordingly, we must ask you refrain
2 from any disruptive noise or actions in the
3 hearing room.

4 Tonight, there are two hearings.
5 First, Zoning Commission Case No. 11-02, which
6 is a request by the University of the District
7 of Columbia for special exception relief to
8 210 and 3104.1 of the zoning regulations, for
9 review and approval of their ten-year campus
10 plan, 2011 through 2020.

11 Second Zoning Commission case, 11-
12 02A, in which the University of the District
13 of Columbia requests a further processing of
14 their campus plan, to allow construction of
15 new student center at Square 1964.

16 Notice of today's hearing was
17 published in *D.C. Register* on February 18th,
18 2011, and May the 4th, 2011, respectively, and
19 the copies of those announcements are
20 available to my left, on the wall near the
21 door.

22 The hearing will be conducted in

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1 accordance with provisions of 11 DCMR 3117 as
2 follows, Preliminary Matters. Applicant's
3 case; report of the Office of Planning; report
4 of other government agencies; report of the
5 Advisory of Neighborhood Commission, in this
6 case, it's 3F; organizations and persons in
7 support; organizations and persons in
8 opposition; rebuttal and closing by the
9 Applicant.

10 The following time constraints will
11 be maintained in this meeting. The Applicant,
12 60 minutes; organizations, five minutes;
13 individuals, three minutes. The Commission
14 intends to adhere to the time -- to stick to
15 the time limits as strictly as possible, in
16 order to hear the case in a reasonable period
17 of time.

18 The Commission reserves the right to
19 change the time limits for presentations, if
20 necessary, and notes that no time shall be
21 ceded. All persons appearing before the
22 Commission are to fill out two witness cards.

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1 These cards to my left, on the table near the
2 door. Upon coming forward to speak to the
3 Commission, please give both cards to the
4 reporter sitting to my right, before taking a
5 seat at the table.

6 When presenting information to the
7 Commission, please turn on and speak into the
8 microphone, first stating your name and home
9 address. When you are finished speaking,
10 please turn your microphone off, so that your
11 microphone is no longer picking up sound or
12 background noise.

13 The decision of the Commission in
14 these cases must be based exclusively on the
15 public record, and to avoid any appearance to
16 the contrary, the Commission requests that
17 persons present not engage the members of the
18 Commission in conversation during any recess
19 or at any time. The staff will be available
20 throughout the hearing to discuss procedural
21 questions.

22 Please turn off all beepers and cell

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1 phones at this time, so as not to disrupt
2 these proceedings. Would all individuals
3 wishing to testify please rise to take the
4 oath? Ms. Schellin, would you please
5 administer the oath?

6 MS. SCHELLIN: Yes. Please raise
7 your right hand.

8 [WITNESSES SWORN.]

9 MS. SCHELLIN: Thank you.

10 Preliminary Matters

11 CHAIRMAN HOOD: Okay. At this time,
12 the Commission will consider any preliminary
13 matters. Does the staff have any preliminary
14 matters?

15 MS. HANOUSEK: Yes sir. We have a
16 request from the ANC for a postponement of the
17 hearing. We have three requests for party
18 status, and staff would advise that we have
19 received the Affidavit of Maintenance from the
20 Applicant. It is in order. However, the
21 Applicant will also address the late posting
22 in Case No. 11-02, 11-02A rather. It was, I

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1 believe, three days late posting of that case.

2 CHAIRMAN HOOD: Okay.

3 Commissioners, I would first like to do party
4 status, and then we will take up the request
5 for postponement. But first, I will put on
6 the record, as my other colleagues have done,
7 that I'm a graduate of the University of the
8 District of Columbia, and this will have no
9 bearing on my participation in this case.

10 Okay. Let's go straight to party
11 status. Let's do like I did. Does anybody
12 have a problem with me participating on this
13 case?

14 (No response.)

15 CHAIRMAN HOOD: Okay, good. I want
16 to make sure I'm consistent, as I did -- as
17 I've done in other cases. Excuse me? You
18 can't hear me. Excuse me. Oh. My question
19 was, does anyone have a problem with me
20 participating in this case?

21 (No response.)

22 CHAIRMAN HOOD: Okay, not seeing

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1 any, let the record reflect no one has
2 identified themselves. Let's move with the
3 party status. Let's take up Exhibit No. 15,
4 and this is a request by Brenda Viehe-Naess.
5 Hopefully I'm not butchering your name too
6 bad, but at the appropriate time -- are you
7 present? Brenda Viehe-Naess. Ms. Schellin,
8 am I pronouncing that correctly?

9 MS. SCHELLIN: I'm not sure, she has
10 also filed on behalf of the Van Ness Street
11 Residents Association.

12 CHAIRMAN HOOD: Okay. Do we have
13 anyone here who's also a member of that group,
14 the Van Ness Street Association, with Miss --
15 okay. Anyone else?

16 (No response.)

17 CHAIRMAN HOOD: Okay.
18 Commissioners, let's look at -- let's not talk
19 from the audience. What we'll do is I just
20 wanted to see by a show of hands, and I thank
21 you. Let's do this. Let's look at this
22 submission, what we have in front of us, and

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1 see whether or not we're going to grant party
2 status. Let me open it up for comments, and
3 particularly if we can pay close attention to
4 number six. Let me ask Ms. Prince, Mr.
5 Avitabile. Do you all have any problems if
6 this group is to be granted party status?

7 MS. PRINCE: Allison Prince with
8 Goulston and Storrs, here in behalf of UDC. I
9 defer to the Commission's judgment on that.
10 We did submit for the record some exhibits
11 that demonstrate the distance between the
12 University campus and the residences at issue.

13 We'd also note that we recommend
14 consolidating these parties into one party, so
15 there's one set of cross-examination
16 questions, and finally, I noted in the request
17 for party status and through participation at
18 the ANC meeting, that some extraneous issues
19 may get raised on cross-examination.

20 I strongly urge you to limit cross-
21 examination to exclude matters such as general
22 taxpayer concerns, financial matters, the

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1 internal workings of the University, and other
2 types of matters that are totally unrelated to
3 the campus plan and the student center at
4 issue here tonight.

5 CHAIRMAN HOOD: Thank you, Ms.
6 Prince. So noted. Again, Commissioners, what
7 is your pleasure with party status for the Van
8 Ness Street Association? Let me open it up.
9 Anyone?

10 COMMISSIONER MAY: I think this
11 group is close enough to be impacted. I mean
12 if it were an individual who was on that
13 street, I would say they're not uniquely
14 affected. But I think that this is close
15 enough, that there's an impact, that it would
16 be helpful to hear from them as a party.

17 CHAIRMAN HOOD: I think -- anyone
18 else? Vice Chairman Schlater.

19 VICE-CHAIRMAN SCHLATER: I tend to
20 agree with Commissioner May on this. I think
21 -- I don't think I would -- I think I would
22 like to consolidate this request in Exhibit 15

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1 with the Van Ness Street Residents, just to
2 have them as a party. I think they are close
3 enough, particularly with the issues that
4 they're talking about.

5 Particularly it seems like they're
6 focused on traffic impacts from the growth of
7 the campus, and I think that's a reasonable
8 concern.

9 CHAIRMAN HOOD: Actually, we have
10 11-02 and 11-02A. I think they already
11 consolidated themselves, because as Mrs.
12 Brenda Viehe-Naess has already mentioned, that
13 she is the representative of Van Ness Street.

14 If you look at the back of the submission,
15 they have a whole listing.

16 What I will tell you, as far as I'm
17 concerned, their number six was weak. But I
18 would agree with Commissioner May, and we will
19 grant them party status. So I move that we
20 grant the Van Ness Street Association party
21 status, and anyone else who's on that street
22 needs to be combined with this group, the Van

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1 Ness Street, for party status, and ask --

2 And if we go by their last
3 submission, which is the last page for cross-
4 examination and presentation, and I ask for a
5 second.

6 COMMISSIONER MAY: Sorry. I would
7 second that, and Mr. Chairman, I would ask a
8 question to follow that.

9 CHAIRMAN HOOD: Sure.

10 COMMISSIONER MAY: Are you proposing
11 to consolidate the application of Douglas and
12 Stephanie Kinney with Brenda Viehe-Naess? Is
13 that the consolidation you're suggesting?

14 CHAIRMAN HOOD: That's exactly what
15 I meant, but I was going to take those two,
16 and I was mentioning that, because as we get
17 there, you'll see exactly why I'm moving in
18 this fashion.

19 COMMISSIONER MAY: Okay, but without
20 proposing that the other group be consolidated
21 with this?

22 CHAIRMAN HOOD: No. Van Ness -- we

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1 have 11-02 and 11-02A. Is there something I'm
2 missing?

3 COMMISSIONER MAY: No. What I'm
4 curious about is we have Van Ness South
5 Tenants Association, Inc., with a party status
6 application as well. So it's another --

7 CHAIRMAN HOOD: That's 11-02A.

8 COMMISSIONER MAY: It's 11-02 and
9 11-02A.

10 CHAIRMAN HOOD: Right.

11 COMMISSIONER MAY: Yes, it's both
12 cases, and it's a different end of Van Ness
13 Street.

14 CHAIRMAN HOOD: Right. One has
15 something specifically on the back, which
16 talks about no other apartment buildings.
17 It's about the dormitories. Let me just say
18 this. Once we approve this, let me clarify.
19 Once we approve this party status application,
20 we have three more to deal with. Are we on
21 the same page now?

22 COMMISSIONER MAY: Yes.

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1 CHAIRMAN HOOD: Okay, good.

2 COMMISSIONER MAY: All right, that's
3 fine.

4 CHAIRMAN HOOD: All right. So, and
5 the people who are on Van Ness Street, I would
6 ask to be included. I know what you mean.
7 I'm not talking about those in the building.
8 That's different.

9 COMMISSIONER MAY: Who are also on
10 Van Ness Street.

11 CHAIRMAN HOOD: Okay, okay. That's
12 the ones up on the, what is that, the west
13 end?

14 COMMISSIONER MAY: 3600 block.

15 CHAIRMAN HOOD: Is that -- yes. The
16 west end.

17 COMMISSIONER MAY: 3600, yes, yes.

18 CHAIRMAN HOOD: Why don't we do it
19 like this, Commissioner? Why don't we include
20 -- why don't we grant Van Ness Street party
21 status, and deny, and that's where I was kind
22 of going. There are two more on Van Ness

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1 Street. I want to deny them without -- but
2 see, I haven't brought it up for discussion.

3 What I want to do -- hold on. Let
4 me hold tight. Let's approve this Van Ness
5 Street, and deny the two in the 3600 block of
6 Van Ness, and maybe they incorporate
7 themselves with this particular party that
8 we're going to grant status.

9 COMMISSIONER MAY: The other two on
10 the 3600 block are both applications of
11 Kinney, correct?

12 CHAIRMAN HOOD: Well --

13 MS. SCHELLIN: Stephanie and Douglas
14 Kinney.

15 CHAIRMAN HOOD: Yes. But the
16 confusion is one of them has 11-02, and then
17 the other one has 11-02A. So we won't get
18 into numbers. Let's just deny --

19 MS. SCHELLIN: Chairman Hood, if I
20 could, the one that you're discussing right
21 now, the Van Ness Street Residents
22 Association, they did, in a separate letter,

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1 clarify that they are actually asking for
2 party status in both cases. Even though this
3 application form only shows 11-02, throughout
4 her filing she does mention both the campus
5 plan and the student center.

6 Then when we contacted her, just to
7 clarify, even though she only put the one case
8 number, at exhibit number, if I can find it; I
9 just had my hands on it, Exhibit No. 20, she
10 did submit a letter to say that she was
11 actually including her appearance as a party
12 to the related case, 11-02A.

13 So I'm sorry I didn't bring that up.

14 But it actually is for both cases.

15 CHAIRMAN HOOD: Well, I understand
16 that part. But I think Commissioner May, the
17 next group, if we grant them party status, the
18 way I would like to refer to them would be the
19 Van Ness South Tenants Association, versus the
20 Van Ness Street. I think that's the distinct
21 difference.

22 COMMISSIONER MAY: Correct, correct.

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1 CHAIRMAN HOOD: That's where I'm
2 trying to go. Okay, so let's do this. Let's
3 do this, so we won't be confused. Let's go by
4 what we have here in front of us. Let's go by
5 11-02, which is Exhibit No. 15. I move that
6 we grant Van Ness Street party status and ask
7 for a second.

8 COMMISSIONER MAY: Second.

9 CHAIRMAN HOOD: Thank you,
10 Commissioner May. It's moved and properly
11 seconded. Any further discussion?

12 (No response.)

13 CHAIRMAN HOOD: Are you ready for
14 the question? All those in favor, aye?

15 (Chorus of ayes.)

16 CHAIRMAN HOOD: Not hearing any
17 opposition, so ordered. Next, let's take up -
18 -

19 MS. SCHELLIN: Can I record the vote
20 real quick?

21 CHAIRMAN HOOD: Oh, okay. I'm
22 sorry. Ms. Schellin, would you record the

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1 vote?

2 MS. SCHELLIN: Staff records the
3 vote 5-0-0, to approve party status in
4 opposition to the Van Ness Street Residents
5 Association, Commissioner Hood moving,
6 Commissioner May seconding, Commissioners
7 Schlater, Selfridge and Turnbull in support.

8 CHAIRMAN HOOD: Okay. Next is
9 Exhibit No. 14. Mrs. Prince, do you have --
10 if we grant party status, do you have any
11 opposition, and this is for Stephanie and
12 Douglas Kinney?

13 MS. PRINCE: No opposition.

14 CHAIRMAN HOOD: Mr. Avitabile, I
15 need to ask you too. Do you have any
16 opposition?

17 MR. AVITABILE: I think the idea
18 would be that Mr. and Mrs. Kinney be
19 consolidated with the Van Ness Street
20 Residents Association, since they're all part
21 and parcel of the same.

22 CHAIRMAN HOOD: Yes.

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1 MR. AVITABILE: Part and parcel of
2 the same group.

3 CHAIRMAN HOOD: And actually, that's
4 kind of where I was trying to go.
5 Commissioners, do we have any problem? I
6 would move that we deny this 14-A, I'm sorry,
7 Exhibit No. 14 for party status, and they
8 would hopefully find themselves to move in
9 with the group that we already have given
10 party status. Can I get a second?

11 COMMISSIONER MAY: Second.

12 CHAIRMAN HOOD: Moved and properly
13 seconded. Any further discussion?

14 (No response.)

15 CHAIRMAN HOOD: Are you ready for
16 the question? All those in favor, aye.

17 (Chorus of ayes.)

18 CHAIRMAN HOOD: Not hearing any
19 opposition, Ms. Schellin, could you please
20 record the vote.

21 MS. SCHELLIN: Staff records the
22 vote 5-0-0 to deny party status in opposition

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1 to Stephanie and Douglas Kinney, Commissioner
2 Hood moving, Commissioner May seconding,
3 Commissioners Selfridge, Schlater and Turnbull
4 in support of denial.

5 CHAIRMAN HOOD: Okay. Next, let's
6 look at, I'm not sure what exhibit this is,
7 but it's a one-page -- the exhibit area's in
8 the black -- Exhibit No. 16. Thank you, Ms.
9 Schellin.

10 Again, this is the Van Ness South
11 Tenants Association, and I think what they
12 mention, if you look at number six, what they
13 state is no other apartment buildings are
14 being used as dormitories for UDC students in
15 this particular area. I would recommend that
16 we give them party status. Ms. Prince.

17 MS. PRINCE: No objection.

18 CHAIRMAN HOOD: Mr. Avitabile?

19 MR. AVITABILE: I concur.

20 CHAIRMAN HOOD: I thought you would,
21 okay. So Commissioners, any discussion? I
22 would move that we grant Van Ness Tenants

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1 Association, Inc. party status in this
2 proceeding, and ask for a second.

3 COMMISSIONER MAY: Second.

4 CHAIRMAN HOOD: Moved and properly
5 seconded. Any further discussion?

6 (No response.)

7 CHAIRMAN HOOD: Are you ready for
8 the question. All those in favor, aye?

9 (Chorus of ayes.)

10 CHAIRMAN HOOD: Not hearing any
11 opposition, so ordered. Ms. Schellin, would
12 you please record the vote?

13 MS. SCHELLIN: The staff records the
14 vote 5-0-0 to approve party status in
15 opposition to the Van Ness South Tenants
16 Association, Commissioner Hood moving,
17 Commissioner May seconding, Commissioners
18 Selfridge, Schlater and Turnbull in support.

19 CHAIRMAN HOOD: We also, I believe,
20 have a request from Stephanie and Douglas
21 again, and good. You can have a seat. We
22 also have a request again, and we will state

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1 that I would move that we do the same thing
2 that we in the previous request, that we deny
3 Van Ness Street, Ms. Stephanie and Douglas
4 Kinney party status, and ask them to move in
5 with the Van Ness Street, which we've already
6 given party status, and I'll ask for a second.

7 COMMISSIONER MAY: Second.

8 CHAIRMAN HOOD: Okay. It's been
9 moved and properly seconded. All those in
10 favor, aye.

11 (Chorus of ayes.)

12 CHAIRMAN HOOD: I'm understanding we
13 already did it, but I want to do it again.
14 All those in favor -- okay, the vote. Ms.
15 Schellin, would you please record the vote?

16 MS. SCHELLIN: Yes. Staff records
17 5-0-0 to deny party status in 11-02A to Mr.
18 and Mrs. Kinney, Commissioner Hood moving,
19 Commissioner May seconding, Commissioners
20 Schlater, Selfridge and Turnbull in support of
21 denial.

22 CHAIRMAN HOOD: Okay. Ms. Prince,

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1 can we go through the -- do we have anything
2 else?

3 MS. SCHELLIN: Just to clarify. The
4 two approvals were for both cases.

5 CHAIRMAN HOOD: Right. That's the
6 Van Ness Street Tenants Association and Van
7 Ness Street.

8 MS. SCHELLIN: Residents, yes.

9 CHAIRMAN HOOD: Residents. We'll
10 let them decide how they want to name
11 themselves. Ms. Prince, let's move with your
12 proffered experts.

13 MS. PRINCE: Our expert witnesses
14 tonight consist of Douglas --

15 CHAIRMAN HOOD: Oh, I'm sorry.
16 That's why you've got so much help up here.
17 I'm sorry. Hold that thought. We have a
18 request for continuance. Do we have in front
19 of us? Does everybody have that in front of
20 them. What exhibit is it?

21 MS. SCHELLIN: I believe it's 22.

22 CHAIRMAN HOOD: Exhibit 22, thank

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1 you.

2 MS. SCHELLIN: Yes, Exhibit No. 22.

3 This is for 11-02 and 11-02A. He's got it.

4 CHAIRMAN HOOD: Also, this was a
5 late filing, and if we look at Exhibit 22, the
6 ANC requests that the Zoning Commission
7 accept our late filing, in light of these
8 extraordinary circumstances and UDC's approval
9 of such late filings. They have a late
10 filing, which we have to accept, and then they
11 also have a request for a continuance.

12 I would move that we accept the late
13 filing, and ask a second. I don't know, we'll
14 just do general consensus. Does the Committee
15 accept this filing? Okay. I have the
16 secretary's name here, Adam Tope. Is that
17 you? Okay, and I see -- are you going to be
18 speaking, or --

19 MR. TOPE: Yes, I'll speak, and
20 Karen Perry as well.

21 CHAIRMAN HOOD: Yes, Ms. Perry. Are
22 you authorized also?

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1 MS. PERRY: Yes, I am.

2 CHAIRMAN HOOD: Okay. Okay,
3 Commissioners, we have a request for
4 continuance, and I believe basically, from
5 what I remember or recollect, it is basically
6 that you feel like it was a lot of information
7 given to you at one time. You all haven't had
8 time to review it. Is that what you're
9 saying, or let me let you speak, since you're
10 at the table.

11 MR. TOPE: Yes. I mean basically
12 we're asking for a continuance, because the
13 initial plan filed in February was kind of
14 this ten-page thing, with no information or
15 specifics. So we were unable to have
16 community meetings with our constituents, to
17 figure out whether to support or oppose this
18 plan.

19 Eventually on April 18th, there was
20 finally a real filing with specifics and real
21 information. That was two weeks ago. We held
22 a meeting on April 25th. We need seven days'

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1 notice to hold a meeting. That was the first
2 day we could do it.

3 We held that public meeting to
4 discuss and then issued this resolution.
5 Basically, we would like to hire a traffic
6 consultant to look at the traffic and parking
7 issues, since that is of major importance to
8 all the constituents, and that's basically it.

9 Karen, do you have anything to add?

10 MS. PERRY: I just want to add, Mr.
11 Hood --

12 CHAIRMAN HOOD: Is your microphone
13 on, Ms. Perry?

14 MS. PERRY: Yes, it is. Maybe it's
15 not close enough. Is that better?

16 CHAIRMAN HOOD: Yes, we can hear you
17 better. Can everybody hear in back? Because
18 if you can't hear, just raise your hand.
19 Okay.

20 MS. PERRY: You know, I think the
21 campus plan is very important to the whole
22 community, and it's something we have to live

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1 with for the next ten years. It's not
2 something that should be rushed through. We
3 haven't even seen DDOT's traffic report yet.

4 CHAIRMAN HOOD: Well, let me just
5 let you know, we're in the same -- so that's
6 where we're at. We're on the same page.

7 MS. PERRY: You know, I think given
8 a month or so, we just hired a traffic
9 consultant to do a thorough analysis of this.

10 I think that given time, the ANC could come
11 to a different resolution if we worked with
12 the Applicant and their lawyers, that would
13 benefit both UDC and the neighborhood, and
14 bring everybody to a consensus. But between
15 April 25th and now, we couldn't do it.

16 CHAIRMAN HOOD: Okay.

17 MS. PERRY: I mean UDC didn't even
18 give us their operating conditions until after
19 our meeting. There was nobody to give us a
20 traffic report --

21 CHAIRMAN HOOD: Okay. We got it,
22 Ms. Perry. Okay. Vice Chairman, do you want

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1 to say something?

2 VICE-CHAIRMAN SCHLATER: Sure, just
3 a quick question. How was the ANC involved in
4 the formulation of the campus plan?

5 MS. PERRY: We weren't. In fact,
6 Commissioner Tope wasn't even brought into the
7 picture until three weeks ago, and this is in
8 his single member district.

9 There were four community meetings
10 basically, but all of them before the plan was
11 released. The only meeting that the
12 neighborhood had after the plan was released
13 was our ANC meeting, where they presented the
14 plan, and that, I think, was March 30th.

15 VICE-CHAIRMAN SCHLATER: But you
16 did receive notice of those initial meetings?

17 MS. PERRY: Yes and no. When I say
18 no, it was put out, not on the Cleveland Park
19 Listserv or the Tenley Listserv or any of the
20 libraries. It was like two, you know, the
21 calendar in the *Northwest Current*. That's in
22 four point type, the weekly calendar. It was

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1 in there, and a few people got an email. It
2 was not well-publicized at all.

3 CHAIRMAN HOOD: Okay. Any other --
4 thank you. Commissioner May, you have some
5 questions?

6 COMMISSIONER TURNBULL: I just had
7 one. But the meeting that we're having
8 tonight has been -- it's been out there since
9 February 14th?

10 MS. PERRY: I understand. Oh, I'm
11 sorry. I understand how long it's been out
12 there. But we really didn't have a plan to
13 look at, you know. We had a very vague plan.

14 They didn't put out the student
15 center until after the 18th. You know, the
16 first meeting was really on the 25th, March
17 30th, and we're still getting stuff on April
18 18th. We didn't get the traffic study,
19 anything.

20 CHAIRMAN HOOD: Okay, we got you.
21 Commissioner May or whoever -- Commissioner
22 May, I think you had a question.

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1 COMMISSIONER MAY: I was just going
2 to ask the applicant for their history of
3 meetings and notifications and such, because
4 I'm sure you have records of that.

5 MS. PRINCE: Thank you. We really
6 appreciate an opportunity to respond to this
7 issue. This is a critically important issue
8 for the University. The University faces a
9 council-mandated deadline involving the
10 funding of this facility, so we spent a lot of
11 time getting ready for this question.

12 COMMISSIONER MAY: I'm sorry. Okay,
13 my question is just about notification, not
14 about your argument against their motion.

15 MS. PRINCE: All right. Dave can go
16 through at length the notice that was
17 provided. I would only note that Mr. Tope
18 referred to a ten-page plan in February. That
19 is just incorrect. The campus plan that we
20 filed in February was 46 pages.

21 COMMISSIONER MAY: Once again, we
22 have it. We know how big it was. So you

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1 don't need to refute everything. Please, just
2 answer the question.

3 MR. AVITABILE: I'll give you the
4 quick bullets. We had reached out to the ANC
5 in August of 2010, offering to meet with them.
6 We went back and forth. They deferred to
7 come back in September. We reached out again
8 on September 28th. They said they'd be happy
9 to attend the open houses that we were
10 holding.

11 Those open houses, there were four
12 of them, as you know, October-November-
13 December-January, and every ANC meeting during
14 those months, the open houses were mentioned,
15 per their minutes.

16 The first meeting in October, a
17 representative of the University mentioned it,
18 and the other three meetings, representatives
19 of the ANC reported back who had attended the
20 open houses, to talk about what had took
21 place.

22 If you check our records, our sign-

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1 in sheets, there were members of the ANC that
2 were present at all four open houses in
3 October, November, December and January. So
4 the ANC clearly knew what was going on and was
5 partially involved in that planning process
6 before we even filed.

7 The only other thing I'd note on
8 this is what once we filed the plan, we
9 reached out to the ANC on February 18th, to
10 ask when we could come and present to them,
11 and the date that we received was March 30th,
12 about six weeks later. We asked them whether
13 we could come sooner, and they said that was
14 the soonest date that they could do.

15 So I mean I feel that it's just
16 important to at least understand that we did
17 reach out to them, and that they were
18 participating in the process.

19 COMMISSIONER MAY: Did you make a
20 presentation on March 30th?

21 MR. AVITABILE: There was a --
22 Allison can talk about it, because she was at

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1 that meeting.

2 MS. PRINCE: There was a very, very
3 well-attended town hall meeting on March 30th,
4 about 90 people in the audience, an exhaustive
5 presentation and discussion at that meeting,
6 extensive commentary from members of the
7 community.

8 COMMISSIONER MAY: Was it an open
9 house or was it an ANC meeting?

10 MS. PRINCE: Oh, this was a town
11 hall meeting. The Single Member District
12 Commissioner, Adam Tope, chaired the meeting.
13 But it was not an official ANC meeting.

14 COMMISSIONER MAY: Okay, but that
15 was what the response was to the -- can I
16 finish my question? That was the response to
17 your request of February 18th, was to get a
18 town hall meeting on the 30th of March?

19 MS. PRINCE: Yes, correct.

20 COMMISSIONER MAY: Okay, all right.
21 Now we'll go back to the ANC.

22 MR. AVITABILE: Could I mention one

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1 more thing quickly. There was also a front
2 page article on the UDC Campus Plan in the
3 *Northwest Current* on October 27th.

4 COMMISSIONER MAY: I understand.
5 We'll get to any of that other information in
6 a second. I'm just talking about meetings
7 right now. I'm sorry, ANC, you know, you
8 heard their record of the attempts to reach
9 out to the ANC, and explain the plan. So is
10 that accurate in your recollection?

11 MR. TOPE: I'll ask Karen to speak,
12 if she knows anything about the 2010, since I
13 was not a commissioner at that point in time.

14 MS. PERRY: I don't know who they
15 reached out to, to be honest. They didn't
16 reach out to me, I know that. We don't have a
17 staff person, so --

18 COMMISSIONER MAY: Okay. So Mr.
19 Avitabile, do you --

20 MS. PERRY: And I think that we need
21 to clarify one thing. It was not a town hall
22 meeting. It was an official ANC meeting on

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1 March the 30th, and we sent out --

2 COMMISSIONER MAY: Oh, so there was
3 an official ANC meeting.

4 MS. PERRY: An official ANC meeting.
5 We sent out a notice on all the listservs,
6 and that's why it was the first meeting that
7 was well-attended, and it's the first meeting
8 where the whole plan was actually presented
9 and comments were made.

10 COMMISSIONER MAY: Okay.

11 MR. AVITABILE: I'm sorry. The
12 initial email was sent out on August 10th to
13 all of the members of the ANC, and also I see
14 specifically here Ms. Perry was included on
15 that list, along with Ms. Banta, who I believe
16 at the time was one of the people primarily
17 responsible for the ANC's communications, a
18 full email detailing what we were about to
19 undertake.

20 And then I have here on my notes,
21 because UDC handled the outreach, that Mr.
22 Redmond, who works at the University, spoke

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1 with Ms. Perry, following that emailing, about
2 the scheduling of briefing and orientation.
3 Again, this was in August of 2010, when it
4 firs started.

5 Then again for the follow-up meeting
6 and to the open houses, that was through email
7 and phone calls with Susan Banta, who at least
8 as I understand it, was representing the ANC.

9 So that was again before we got into the open
10 houses, at which point ANC members were
11 actively participating.

12 COMMISSIONER TURNBULL: Okay. Mr.
13 Avitabile, I know in Exhibit 5, you've got a
14 process chart that shows the different
15 meetings. But is there not also an actual
16 date -- do you have another chart that
17 actually shows all the meetings?

18 MR. AVITABILE: I have something
19 that I've prepared. I don't know that I
20 necessarily --

21 COMMISSIONER TURNBULL: Okay.

22 MR. AVITABILE: We could certainly

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1 prepare something to hand in for the record,
2 if you'd like it.

3 COMMISSIONER TURNBULL: You've got
4 the one about the Campus Development Plan, and
5 it shows the sequence of the process. But
6 yes, I guess it would be good to have
7 something with all the dates down, so that
8 we're all on board.

9 MR. AVITABILE: Okay.

10 CHAIRMAN HOOD: Commissioners, I
11 think we've had exhaustive discussion. I will
12 tell you, I am not in favor of making a
13 postponement, and I'll tell you why. We have
14 four or five campus plans in front of us.
15 We've made accommodations for the community
16 and ANC in those other cases, and I think we
17 can do something here.

18 I don't know if we would
19 necessarily, how far we will get tonight. But
20 let me ask you this, Mr. Tope. Have you hired
21 your traffic consultant yet? So he's already
22 on board?

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1 MS. PERRY: We just hired him.

2 CHAIRMAN HOOD: Well good, okay. So
3 that makes my point even more stronger. I
4 think that -- are they here tonight?

5 MS. PERRY: Yes.

6 CHAIRMAN HOOD: Okay, but we've got
7 a report. We'll all see it at the same time.
8 We'll all see the traffic report pretty much
9 at the same time.

10 MS. PERRY: You know, I think Mr.
11 Hood, people are just finding out tonight
12 about party status. I have no objection if
13 UDC wants to present their case tonight. But
14 we just found out about party status. We're
15 now being told that all these groups are
16 consolidated, that there's one set of
17 questions.

18 We can't even question their traffic
19 consultant tonight, because we've never seen -
20 - we just saw his report. Our traffic
21 consultant hasn't sent his fact questions yet.

22 He has --

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1 CHAIRMAN HOOD: Let me stop you
2 right there about the party status issue. The
3 two major groups that asked for party status
4 got party status. The two individuals that
5 were part of those groups were denied. So
6 everybody who basically requested party status
7 is represented.

8 MS. PERRY: I understand that. But
9 I think what I'm saying is you want us to
10 consolidate the cross-examination and
11 everything. No, because that's what Ms.
12 Prince asked for.

13 CHAIRMAN HOOD: No, no. I
14 specifically asked in the motion. There's an
15 outline for one group. One group has an
16 outline exactly how they're going to present,
17 and that group was able -- there was enough
18 time for that group to be able, and I don't
19 have it in front of me, because you don't see
20 how this looks back here.

21 MS. PERRY: No, I understand that.

22 CHAIRMAN HOOD: But that group was

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1 able to line their testimony up, who was going
2 to be doing what. That's why I said in my
3 motion that we go along with what's
4 recommended on the last page.

5 MS. PERRY: That's fine.

6 CHAIRMAN HOOD: So that's kind of --
7 yes. That group has had enough time to
8 accommodate and get their presentation to us
9 together.

10 MS. PERRY: You know, we just got
11 the traffic report from UDC. Their traffic
12 consultant was not at our meetings for us to
13 be able to ask questions. We just hired ours,
14 and, you know, we sent him all the documents.

15 CHAIRMAN HOOD: Okay. I think what
16 we're going to do, and my colleagues agree, I
17 don't think -- I am not going to rule in favor
18 of giving this postponement.

19 But I think what we'll do, as we've
20 done in other cases, is make a reasonable
21 accommodation or accommodate the ANC, so they
22 can have an opportune time, along with us, to

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1 deal with the traffic study and the traffic
2 issue.

3 But let's see how it goes. I know
4 necessarily if we were going to finish
5 tonight. But we would at least like to get
6 started. Anyone else?

7 COMMISSIONER MAY: I would agree
8 with that, and I think that there will be an
9 avenue for their traffic consultant to make a
10 report and have that be heard.

11 I also just want to clarify, that we
12 are expecting that the two different parties
13 will have their own separate cross-
14 examination, and the ANC, of course, will do
15 their own cross-examination. So there will be
16 three sets of cross-examine.

17 CHAIRMAN HOOD: Well, the ANC is
18 automatically, and forgive me if I just said
19 two. The ANC is automatic, so I don't even
20 call the ANC out. But 3F is automatic for
21 cross-examination. Okay.

22 COMMISSIONER TURNBULL: And Mr.

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1 Chairman, because I don't think we're going to
2 finish tonight. I mean if we want the ANC to
3 -- unless we're going to -- are we going to
4 continue this thing?

5 CHAIRMAN HOOD: Well, what I'd like
6 to do is see how far we can go, like we've
7 done in other cases, and then -- because by
8 eleven o'clock, everybody starts hitting me up
9 here. Y'all don't see that. About eleven
10 o'clock, I get hit. So and it might be
11 earlier than that. We need to find --

12 Let's start the case, let's move
13 forward, and we may have to come back on a
14 Wednesday, because I think Ms. Prince was
15 getting ready to make an argument, which I
16 think is very crucial to this UDC plan, and we
17 all read it. But we are aware of it, Ms.
18 Prince. So we're aware of what may run out.

19 So I would move that we deny the
20 request by ANC 3F for postponement. But in
21 this motion, I will make sure -- we will make
22 sure that we accommodate their traffic

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1 consultant, enough time to be able to give us
2 his point of views on what's been presented.
3 I think that's the fairest way to move.

4 MS. PERRY: I guess I disagree,
5 because I really think the ANC needs more
6 time, and I think the neighborhood would like
7 to see the ANC's traffic report. That's why
8 we just expended a great deal of funds.

9 CHAIRMAN HOOD: Okay.

10 MS. PERRY: And I also think that
11 given the fact that the architect, the builder
12 who's going to build the student center has
13 come out in the *Northwest Current* and said
14 even if he starts in the fall, he has time to
15 build it in time, to get the funding.

16 You know, I think we really, as a
17 neighborhood, feel we need the time to really
18 do a thorough cross-examination, really know
19 what we're doing. We do not --

20 CHAIRMAN HOOD: Ms. Perry, let me
21 just cut you. I have a motion on the table.
22 Let me just say this to you. I think when

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1 it's all said and done, you will tell us that
2 you had enough time, okay. Okay. I have a
3 motion on the table. Can I get a second?

4 COMMISSIONER MAY: Second.

5 CHAIRMAN HOOD: It has been moved
6 and seconded. Any further discussion?

7 (No response.)

8 CHAIRMAN HOOD: Are you ready for
9 the question? All those in favor, aye?

10 (Chorus of ayes.)

11 CHAIRMAN HOOD: Not hearing any
12 opposition, Ms. Schellin, would you please
13 record the vote?

14 MS. SCHELLIN: Yes. Staff records
15 the vote 5-0-0 to deny the ANC's motion for
16 postponement, Commissioner Hood moving,
17 Commissioner May seconding, Commissioners
18 Schlater, Selfridge and Turnbull in support of
19 denial.

20 CHAIRMAN HOOD: And I would ask both
21 the Applicant, as well as my Commissioner
22 colleagues, as well as the ANC, let's try to

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1 find a way that we can satisfy that request
2 from ANC 3F, because I agree. They do need
3 time, but we need to figure this out. But we
4 do need to get started, because we have four
5 or five campus plans in front of us. Anyway,
6 enough said. So okay. Ms. Prince, are we
7 ready to do, proffer witnesses? Oh you have
8 something before that.

9 MS. PRINCE: Before that, one minor
10 posting matter to address, that Ms. Schellin
11 asked us to address. We posted the property a
12 little bit in advance of the required posting
13 deadline. The original posters that were
14 posted on the property refer to the campus
15 plan, but neglected to refer to the student
16 center for the processing case.

17 When that was brought to our
18 attention by one of the neighbors, who was
19 very aware of the case, we immediately changed
20 the language on the signs. But the language
21 was changed two days after the posting
22 deadline. By this point, notice had gone out

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1 to 100 and -- three days. I'm sorry. It was
2 three days late.

3 There was a lot of notice of the
4 application by that point, including mailed
5 notice to 101 residents, area residents,
6 Listserv, ANC meetings, town hall meetings,
7 ads in the *Northwest Current*. This is a
8 heavily noticed case, and I believe no party
9 was prejudiced by that language on the sign
10 itself.

11 CHAIRMAN HOOD: Thank you, Ms.
12 Prince. Commissioners, do you have any
13 objections?

14 (No response.)

15 CHAIRMAN HOOD: No objections.
16 Okay. So we can go ahead and get started.
17 Thank you, Ms. Prince.

18 MS. PERRY: May I just ask one
19 question before you get started? Are you
20 going to take both cases? Are you
21 consolidating them, because that was up in the
22 air. We thought you were going to do the

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1 campus plan first.

2 CHAIRMAN HOOD: Well, let me just
3 say, tonight we're going to hear both cases.
4 We're going to try to hear both cases if we
5 can get started. But what we're going to do
6 is, and Mr. Avitabile distinguished the two.

7 But when we take the vote, we have
8 to take the vote on the campus plan first,
9 before we do the further processing. Because
10 as you know, there's no further processes in
11 the campus plan.

12 MS. PERRY: Yes. That's why I was
13 asking.

14 CHAIRMAN HOOD: Yes. That was a
15 good question. Okay. Mr. Avitabile, could
16 you distinguish when we're talking about the
17 further process in the campus plan, so
18 everybody, we can kind of stay on the same
19 page?

20 MR. AVITABILE: And we'll do that.
21 The presentation, you'll see, starts with the
22 campus plan. We show the student center and

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1 then traffic handles both matters.

2 CHAIRMAN HOOD: Okay, thank you.
3 Okay. Let's do our proffer of witnesses. Let
4 me ask, I was looking at this. Jeff Lee. Who
5 is -- can Jeff Lee just raise his hand? Okay.
6 We actually have had Mr. Lee as, and I
7 noticed it wasn't in my notes, but Mr. Lee has
8 already been proffered by this Commission
9 before, and so has Mr. VanPelt.

10 So I guess what we can do is just
11 deal with Mr. McCoach, Mr. Marshall and Lemke.

12 Did I pronounce that right? Lemke. And
13 actually Commissioners, that's behind Tab O of
14 our submissions.

15 MS. PRINCE: Actually tonight, we
16 only have Mr. McCoach testifying, and as you
17 said, Jeff Lee's been qualified in the past,
18 and Mike Marshall.

19 MR. AVITABILE: And Mike Marshall.

20 CHAIRMAN HOOD: So let me know who
21 you'll be proffering tonight.

22 MS. PRINCE: Douglas McCoach, who

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1 has 25 years of planning experience. His
2 resume is attached. He was former planner for
3 the City of Baltimore, and his resume is
4 attached.

5 CHAIRMAN HOOD: Okay, and we're
6 proffering him as a land use --

7 MS. PRINCE: A planning expert.

8 CHAIRMAN HOOD: Planning expert,
9 okay.

10 MS. PRINCE: Then Mike Marshall, who
11 has 20 years of architecture experience, and
12 we're proffering him as an expert on
13 architecture.

14 CHAIRMAN HOOD: Okay. Let's go to
15 the last one.

16 COMMISSIONER MAY: Are we discussing
17 as we go, or are going to we wait until --

18 CHAIRMAN HOOD: We're going to wait.
19 I'm going to go back. I'm just making sure
20 that I have, Ms. Prince and I are in sync. We
21 have one more, right?

22 MS. PRINCE: And then Jeff's already

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1 been qualified, Jeff Lee.

2 CHAIRMAN HOOD: Okay, so that's it.

3 Excuse me. Let me just say this. Oh. You
4 know what? I told you to do that? You're
5 right. Let's make sure we stay on the mic. I
6 probably am the one who's the most offensive
7 to that.

8 So I'll make sure I stay in the mic.

9 Can you hear you me now? I apologize, and
10 keep doing that. If we get back, you know, if
11 it's late in the evening, we get back. So
12 just raise your hand. Thank you. Okay. So
13 we only have two, right, Ms. Prince?

14 MS. PRINCE: Dan VanPelt, but he's
15 already been qualified, as you --

16 CHAIRMAN HOOD: The ones we already
17 did. So we've already accepted them, because
18 we've done it previously. So we don't have
19 Mr. Lemke.

20 MS. PRINCE: Mr. Lemke is not
21 speaking this evening. Mike Marshall will
22 present the student center, so you don't need

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1 to qualify Mr. Lemke.

2 CHAIRMAN HOOD: Okay, okay, okay.
3 Okay Commissioners. Commissioner May.

4 COMMISSIONER MAY: I'm just curious
5 about Mr. Marshall. You say he was qualified
6 previously?

7 MS. PRINCE: Mr. Marshall was not.
8 He's been qualified as an expert before other
9 bodies, but not this Commission.

10 COMMISSIONER MAY: Not this
11 Commission. Yes. I'm sure he has vast
12 experience, but it's not on the resume that we
13 received. It's pretty light. It doesn't say
14 anything about specific projects that he
15 worked on.

16 MS. PRINCE: Get him up here.

17 COMMISSIONER MAY: Yes, please, and
18 just as a matter of practice, it's very
19 helpful to have the sort of extensive list of
20 projects that we see in the other resumes.
21 This one is just not, you know. I know you
22 have certain resumes for certain things, and

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1 we like the really detailed one, or at least I
2 do anyway.

3 So if you could tell us more. Your
4 testimony will relate to the student center,
5 specifically?

6 MR. MARSHALL: Yes, yes.

7 COMMISSIONER MAY: Okay, and so can
8 you just mention a few of the relevant
9 projects that you worked on, just since
10 they're not listed in the resume?

11 MR. MARSHALL: Sure. My name is
12 Michael Marshall. I'm a registered architect
13 here in Washington, D.C. My first two years
14 of school was at the University of District of
15 Columbia, and after that, Catholic University.
16 I have a Master's in Architecture from Yale.

17 COMMISSIONER MAY: And all that was
18 in the resume. Tell me about the buildings.

19 MR. MARSHALL: Yes, the buildings.
20 I'm the design architect for the City of
21 Vista, of mixed use development at 5th and S
22 Street, 5th and K Street. I've been involved

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1 with other mixed use projects here in the
2 City. I've been also design for the Howard
3 Theater that's ongoing right now.

4 We were also on the Howard Town
5 Center Project, which is a mixed use project
6 at Howard University. I've also worked on the
7 task force for the old Convention Center site.

8 We were part of the short listed team for the
9 old Convention Center site, working for SCD
10 Development (ph) for the mixed use project
11 there.

12 So I have extensive projects that
13 involve building design and architecture here
14 in the City.

15 COMMISSIONER MAY: Okay. That's
16 okay. The last one you mentioned, the
17 Convention Center task force, you aren't
18 actually designing that project?

19 MR. MARSHALL: We were on the team
20 that was number two.

21 COMMISSIONER MAY: Okay, yes. Okay.
22 But just in the future, let's get that list

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1 of projects involved in the design. I don't
2 have any objection.

3 CHAIRMAN HOOD: Okay. So there's no
4 objection for Mr. Marshall, okay. Let's look
5 at Mr. Douglas McCoach. Any objections?

6 (No response.)

7 CHAIRMAN HOOD: Okay, not seeing
8 any. So we will have proffered witnesses. We
9 have four proffered witnesses, Douglas
10 McCoach, Michael Marshall, Jeff Lee and Daniel
11 VanPelt.

12 MS. PRINCE: Thank you.

13 CHAIRMAN HOOD: Ms. Schellin, do we
14 have anything else before us?

15 MS. SCHELLIN: I think that's it.

16 CHAIRMAN HOOD: Okay. So we can
17 hear the case. Okay. Ms. Prince.

18 Direct Testimony - Case 11-02 and 11-02A

19 MS. PRINCE: We are here tonight to
20 bring you the first new building project at
21 the University of the District of Columbia
22 since its construction in the mid-70's.

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1 As you are aware, UDC, as a D.C.
2 agency, was not subject to zoning prior to
3 1990. For that reason, the original
4 establishment of the campus was reviewed by
5 NCPC and the Commission of Fine Arts, but not
6 the Board of Zoning Adjustment, which had
7 jurisdictions over campus plans at that time.

8 In addition to your review of the
9 plan, the plan will also be reviewed by CFA.
10 In fact, it has been reviewed by CFA and it's
11 in the process of being reviewed by NCPC.

12 Tonight, we will present to you a
13 modest campus plan, that reflects the existing
14 conditions, as well as a total of two new
15 building projects, the student center, for
16 which we seek further processing approval, and
17 student housing, which will be the subject of
18 a future further processing application.

19 We also seek approval of a cap, that
20 will allow the University to return to the
21 level of enrollment that it enjoyed until
22 recent years. Since currently there is no cap

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1 and actually no campus plan, we hope that the
2 proposed cap will offer some comfort to the
3 concerned neighbors.

4 UDC is an open admissions public
5 institution with a mission to educate the
6 citizens of the District of Columbia. Its
7 role is critical in educating future members
8 of the work force in a wide variety of fields.

9 In the past, UDC's primary role has
10 been to educate non-traditional students. Now
11 many of those students are educated in the
12 newly-formed and extremely successful
13 community college, which has campuses on North
14 Capitol Street, 801 North Capitol Street, the
15 former Bertie Backus School, and possibly at
16 Parkside in the future.

17 Now UDC's mission for its flagship
18 campus has evolved into one that includes
19 traditional students, in a selective four-year
20 institution. A University center and housing
21 are key components of that vision.

22 As you know, UDC is extremely

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1 important to the District of Columbia. That
2 is recognized by the Mayor, the Council and
3 many city leaders. It is an essential part of
4 the educational system in our city.

5 Developing and maintaining an
6 educated population base is one of the most
7 fundamental ways to address the city's
8 greatest challenges. The University Center
9 that we are presenting tonight is part of the
10 plan, fronts directly on one of the city's
11 largest and most significant arterials.

12 It will convert a vast and
13 underutilized plaza into a vibrant space. It
14 will enliven the streetscape, welcome the
15 public and most important, offer the students
16 the central gathering place that they lack.

17 The housing project has been located
18 along Van Ness Street, adjacent to the
19 International Chancery Center, and far removed
20 from residential uses. On campus housing is
21 essential for the university to achieve its
22 mission. The campus has significant non-

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1 residential buffers that minimize its impact
2 on the nearby residential community.

3 Not only is the campus located
4 directly on Connecticut Avenue, but is almost
5 entirely surrounded by commercial and
6 institutional uses. Without further delay, I
7 would like to present Barbara Jumper, who will
8 speak on the University's behalf.

9 Ms. Barbara Jumper

10 MS. JUMPER: Good evening, members
11 of the Board of Zoning. I thank you for
12 allowing me to present this evening. My name
13 is Barbara Jumper, Vice President for
14 Facilities and Real Estate with the University
15 of the District of Columbia.

16 I am pleased to come before you this
17 evening to discuss briefly the University's
18 rich history, but more importantly, its
19 promising future. Throughout this year, the
20 University will celebrate its 160th year
21 anniversary. Our history has contributed to
22 the prosperity of the District of Columbia and

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1 over 600,000 of its residents.

2 UDC is the proud alma mater of many
3 Washingtonians and the nation. It has many
4 respected leaders that have graduated from the
5 University, judges, doctors, academicians --
6 I'm sorry. Please forgive me. Judges,
7 doctors, academicians, please forgive me.

8 CHAIRMAN HOOD: You're getting real
9 confident, because I have that problem every
10 night when I'm up here.

11 Ms. Brenda Jumper

12 MS. JUMPER: Thank you, thank you.
13 Let me start back. UDC is a proud alma mater
14 of man Washingtonians and the nation. Many
15 are respected leaders, such as judges,
16 doctors, senior state and federal government
17 officials and corporate leaders are products
18 of the University.

19 Like the District, the University
20 has faced many financial and institutional
21 challenges. But today, the original vision of
22 our founders is more than ever within our

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1 reach, and driving our transformation. Today,
2 the University is the proud home of over 3,200
3 full and part-time students. The University
4 of the District of Columbia and its community
5 college, which launched August 20, 2009,
6 offers over 70 associate, Bachelors and
7 Masters degree programs, from Classical Arts
8 and Sciences to new green college courses of
9 study like Urban Agriculture and
10 Sustainability.

11 The University's David A. Clark
12 School is ranked among the top ten in the
13 nation in law school clinical programs, and is
14 regarded as one of the finest public interest
15 law schools in the country. As a public urban
16 land grant university, the University has a
17 special mission and a responsibility to
18 provide academic programs, research and
19 scholarship, that serve the needs and
20 aspirations of the District of Columbia, the
21 region and the nation in the 21st century.

22 To do this, we must align academic

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1 programs with the University's vision of a
2 modern, urban land grant institution that
3 speaks to the demand of the 21st century
4 student. A key component of the University's
5 strategic plan, entitled "Blue Print for the
6 Future," is to improve student life.

7 This includes recruiting,
8 developing, retaining and graduating talented
9 students from within and outside our city. An
10 excellent university must have excellent
11 facilities that are versatile, technologically
12 advanced, appealing and reflective of its
13 student population.

14 The campus master plan before you
15 today is the cornerstone of our University
16 and, if approved, will start the University
17 toward the path of realizing its full
18 potential. This campus master plan represents
19 the first-ever facilities plan in the
20 University's history, submitted to the Board
21 of Zoning for its approval.

22 The ten year campus plan features

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1 four primary changes to the Van Ness Campus,
2 that are key to securing our future. First,
3 construction of a new student center at the
4 intersection of Connecticut Avenue and Van
5 Ness Street; secondly, construction of student
6 housing for 600 students at the southwest
7 corner of the campus; third, renovation and
8 improvement to enhance environmental
9 sustainability; and fourth, population
10 increases in student, faculty and staff that
11 support the change to a selective admissions
12 flagship institution.

13 This plan was developed in a series
14 of stages. First, the University conducted
15 internal studies in 2005 and 2009, which
16 concluded, among other things, that a student
17 center and student housing were desirable and
18 needed additions to the campus.

19 Prior to filing, the University
20 conducted an open, public and well-advertised
21 process to solicit community feedback and
22 input. Third, the University hosted four open

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1 houses from October 2010 to January 2011, that
2 paralleled and informed the development of the
3 final plan.

4 Finally, the process resulted in
5 input on the location and design of the
6 student center and the student housing
7 locations. Concurrently with the community,
8 we also engaged city agencies, such as the
9 Office of Planning and DDOT, regarding the
10 features of the plan.

11 The development of the master plan
12 was and continues to be a collaborative effort
13 to include students, staff and faculty and
14 community residents. Visioning for the campus
15 plan initiative began more than a year ago,
16 with our first community meeting, held shortly
17 after our visioning process began.

18 Over the past eight months, the
19 University held eight community-based
20 meetings, including two meetings with the ANC
21 3F. Several aspects of what our stakeholders
22 sought in visioning the campus became clear

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1 during these discussions.

2 For example, our students, faculty,
3 staff and the community expressed a strong
4 desire to integrate environmental
5 sustainability features in our campus plan.
6 This input guided the University's decision to
7 seek LEED platinum certification for a student
8 center. If approved, our student center would
9 be the first LEED platinum college student
10 center in the country.

11 Our student center architects,
12 Cannon Design and Marshall Moya Design, our
13 leaders in designing sustainable buildings
14 throughout the world. Mr. Michael Marshall,
15 which you just heard from, of Marshall Moya,
16 is a University graduate. The University's
17 commitment to environment stewardship is
18 already evident in several of our current
19 projects, including the plaza deck renovation
20 that captures storm water runoff for reuse in
21 other areas of the campus.

22 We're also in the Design phase of

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1 installing green roofs on five buildings at
2 the Van Ness Campus. Throughout this process,
3 the University engaged in extensive dialogue
4 with District government agencies and
5 officials to share our vision, and seek their
6 input and support.

7 We believe that the recent action by
8 Mayor Gray, to include an additional \$177
9 million in his FY 2012 capital budget for the
10 University, is an endorsement of his support
11 for the future of the University of the
12 District of Columbia.

13 This, in addition to the \$35 million
14 added by the City Council to the University's
15 FY 2012 capital budget, specifically for the
16 construction of our student center. Committed
17 leadership, political support and emerging
18 market opportunities make this the best time
19 to move on strategic initiatives,
20 specifically, the development of a student
21 center and on campus housing.

22 For purposes of background, the Van

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1 Ness Campus once had nearly 8,000 full time
2 equivalent students. As recently as five
3 years ago, we had 5,800 students on a head
4 count basis, and 3,900 FTE students.
5 Currently, our enrollment stands at 3,200 head
6 count and 2,300 full time equivalent students
7 at Van Ness, due to the relocation of CCDC,
8 the Community College of D.C., to offsite
9 locations.

10 Our long term goal is to return to
11 the University its level of vibrancy that we
12 once had. Over the next decade, we expect to
13 return to enrollment levels of 6,500 students
14 on a head count basis, and 5,000 FTE students,
15 who are the stakeholder benefits, or the
16 benefits to stakeholders.

17 The University embraces the
18 understanding that a key element to making
19 itself more attractive to potential residents
20 and students rests largely with its ability to
21 offer a physical environment in which students
22 can flourish and be proud.

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1 The District of Columbia is home to
2 several elite colleges and universities. Each
3 of these institutions have highly selective
4 admission criterion, and in many cases much
5 higher tuitions. They employ a national
6 recruitment strategy versus a local one that
7 is more often than not priced beyond many D.C.
8 students' ability to pay.

9 Accordingly, less than 15 percent of
10 college-bound District students, requiring
11 state financial aid, attend these District
12 colleges and universities. The University of
13 the District of Columbia is the District's
14 only four-year public institution.

15 We offer attractive courses of
16 student relevant to the emerging needs of the
17 economy, with affordable tuition. This fact
18 not only makes us an attractive option to the
19 local student population, but to national and
20 international students as well.

21 The University's current annual
22 tuition of \$7,000 is far below that of other

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1 District-based universities. Offering
2 academic relevance, affordability and a
3 quality on-campus experience are key
4 components to any University recruitment
5 strategy.

6 The student center, coupled with on-
7 campus housing, enables the University to be a
8 recognized competitor. Not all District
9 students seeking a high quality post-secondary
10 education and robust campus life experiences,
11 want to leave home.

12 Unfortunately, a substantial number
13 of students who initially chose to leave home
14 often return to the District within three
15 semesters for financial reasons. It is a
16 well-documented fact that only nine percent of
17 students from low socio-economic backgrounds
18 graduate by age 24, versus 75 percent from
19 high socio-economic backgrounds.

20 The proposed campus master plan
21 steadfastly facilitates the academic and
22 social integration necessary for a university

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1 student's collegiate success. Prior to D.C.
2 TAG, roughly 64 percent of the District's
3 college-bound residents enrolled at
4 institutions outside of the District. In
5 contrast nationally, only 15 percent of
6 students attended college out of their state,
7 thus qualifying for in-state tuition.

8 Slightly more than two-thirds of
9 D.C. students attended private institutions,
10 double the rate of students from other states.

11 As a result, traditional college students
12 from the District of Columbia have paid twice
13 the national average for tuition.

14 The significance of the positive
15 outcomes as a result of a student center and
16 on-campus housing cannot be overstated. The
17 timing is critical, and any delay in its
18 review and approval will jeopardize the
19 University's ability to utilize the allocated
20 funding by the District of Columbia Council,
21 which requested that the center be completed
22 by FY 2012.

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1 Additionally, even the slightly
2 delay has the potential of exponentially
3 increasing the cost for materials and labor
4 for the construction of the new center. The
5 University remains committed to developing a
6 positive and mutually beneficial relationship
7 with the surrounding community, as part of its
8 overall commitment to District of Columbia
9 residents.

10 The University has been a
11 responsible and supportive steward of the Van
12 Ness Campus and community for nearly 30 years.

13 We have invested in our community and our
14 city and remain dedicated to ongoing dialogue
15 regarding campus operations, facilities and
16 the future for our current and future
17 students.

18 In conclusion, the University
19 believes that this process was fair,
20 transparent and inclusive. To the extent that
21 there were concerns regarding our plan's
22 impact on the neighborhood, we heard them and

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1 addressed them as recently as Thursday, April
2 27th, in a letter to the ANC 3F.

3 We are confident and we hope that
4 the Commission will agree that we have met all
5 of the requirements necessary to achieve
6 tonight a favorable outcome for our students,
7 residents, and the city. Thank you very much.

8 MS. PRINCE: Would the Commission
9 like to withhold questioning for the panel
10 until they've completed?

11 CHAIRMAN HOOD: We're going to do
12 the whole presentation. We'll ask our
13 questions on the end.

14 MS. PRINCE: Then we'll proceed with
15 the testimony of Douglas McCoach, who will
16 present the campus plan document itself.

17 Mr. Douglas McCoach

18 MR. McCOACH: Thank you. My name is
19 Doug McCoach. I'm a vice president with RTKL
20 Associates here in Washington, D.C., and
21 former planning director for Baltimore City.
22 As Ms. Jumper indicated, we've been working

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1 with the University going on over two years
2 now, both through a series of studies to
3 assess the facility's needs, and then to take
4 those assessments and translate them into a
5 campus plan, which must be adopted by this
6 agency.

7 We will start with some orientation.

8 This first image portrays the campus in its
9 context, fed by Connecticut Avenue, moving
10 north-south on the right hand side of the
11 image, but also adjacent to Wisconsin Avenue,
12 also another north-south arterial, and then
13 also served by east-west arteries, including
14 Albemarle Street and Van Ness Street, and then
15 a series of smaller streets, including Tilden
16 and Reno Road.

17 What's significant about this
18 particular location --

19 CHAIRMAN HOOD: You know what? I
20 hate to interrupt you. Are you going by the
21 diagram that's on the --

22 MR. McCOACH: Yes, I am.

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1 CHAIRMAN HOOD: Do we have a
2 pointer, where you could -- everything you
3 just said, you can walk us through that, and
4 we can visualize that we're there and in fact
5 --

6 MR. McCOACH: I'd be happy to.

7 CHAIRMAN HOOD: Thank you.

8 MR. McCOACH: Can you hear me?

9 CHAIRMAN HOOD: You might -- oh,
10 there it is. Okay.

11 MR. McCOACH: Okay, good. So again,
12 Connecticut Avenue, running north-south;
13 Wisconsin Avenue running north-south;
14 Albemarle Place, running east-west, and Van
15 Ness running east-west, and then smaller
16 feeder roads, including Reno Road and excuse
17 me, Tilden.

18 What's significant about this
19 location, which is about -- this is one
20 quarter mile radius around the University, is
21 the significant number of institutional uses,
22 including academic uses, which surround the

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1 campus, including the Embassy District, as
2 well as numerous schools that are populating
3 the surrounding area.

4 The site is also well-served by
5 Metro stops, both here at the Van Ness Campus
6 and then also over here, off of Wisconsin
7 Avenue.

8 Next slide, please. So the campus,
9 as it exists today, consists of ten buildings,
10 all of which were constructed at approximately
11 the same time. The buildings have a very
12 similar architectural vocabulary, and they all
13 share a common relationship to the central
14 plaza, Denard Plaza.

15 Denard Plaza is a multi-story, has a
16 multi-story parking structure below it, which
17 both serves to provide common service access
18 to all of the buildings on campus, as well as
19 cover connections to all the buildings on
20 campus, on its second level, and then at its
21 upper level, provides a common campus space,
22 which unifies this collection of buildings.

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1 In addition to the ten academic
2 buildings, there is an athletic facility to
3 the northwest corner of the site; a dale, with
4 established mature landscaping and steep
5 slopes, which encloses an amphitheater;
6 tennis facilities, to the northeast; playing
7 fields, athletics fields to the west; and then
8 a variety of public spaces, paved spaces,
9 including the Connecticut Avenue Plaza and
10 then an additional drop off and turnaround
11 zone in front of the Arch Pavilion.

12 Next slide. The University is
13 surrounded really by a variety of
14 institutional uses and commercial uses, which
15 really present a buffer.

16 We have the diplomatic overlay
17 district, which includes all the embassies to
18 the west and to the south. We have Intelsat
19 along Connecticut Avenue. We have the
20 Connecticut Avenue Commercial District,
21 running from north to south, almost along the
22 entire frontage of the University.

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1 Surrounding those areas, we have
2 single family residential to the west and to
3 the north, and then we have multi-family
4 residential to the east and to the southeast,
5 with again single family residential sort of
6 separated by the slope and wooded district,
7 right here to the east.

8 The use. The University use is
9 permitted as of right within the R-1 zoning
10 that is applied to the site. As a result of
11 our investigations a year ago, as we looked at
12 the facilities on the campus, it was
13 determined that there were three sites that
14 had no construction on them, that lent
15 themselves for consideration for the campuses
16 uses that are described in our plan.

17 Those three sites include the plaza
18 space along Connecticut Avenue, adjacent to
19 Building 38 and 39; a site which is at the
20 extreme southwest corner of the campus, which
21 is adjacent to the library; and a site to the
22 north, which is adjacent to the Arch Center.

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1 Each one of these sites has
2 different characteristics, which we believe
3 naturally lend themselves to the uses that are
4 proposed in this master plan. Site 1 along
5 Connecticut Avenue abuts the commercial
6 district that runs along Connecticut Avenue,
7 and is adjacent to the Metro stop that is also
8 serving this district.

9 It is a unique site, because it
10 really provides the opportunity for a gateway,
11 and I kind of like the statement about the
12 University in the form of building, and the
13 potential for the reinforcement of the
14 commercial district through the series of uses
15 that are envisioned to be a part of the
16 program.

17 It is our belief that locating such
18 a public facility either to the rear of the
19 campus or in the grove of mature trees would
20 both -- would be inappropriate, because there
21 was such an interest on the part of the
22 community, as well as the University, in

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1 having a student center, and those activities
2 at the student center contribute to the mixed
3 use campus commercial character of Connecticut
4 Avenue.

5 We considered different locations.
6 We considered all of these sites as well for
7 the residential facility, and our conclusion
8 was that Site No. 2 lends itself to
9 residential, really because of its physical
10 characteristics and its location.

11 We wanted a site for the academic
12 residential that was close to the Campus
13 Commons, the center of the academic zone, but
14 one that was also sort of away from really the
15 residential in all directions.

16 One of the unique features of Site 2
17 was the fact that it is a good 30 feet below
18 adjacent residential developments to this
19 side, and really isolated by the diplomatic
20 community, which surrounds it on two sides.

21 Lastly, Site 3 we felt, because of
22 its mature tree stands, because of the steep

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1 slopes, we felt that this was, I think, an
2 important place to preserve those
3 environmental features and sort of open space
4 characteristics that enrich this campus. So
5 in addition to preserving the tennis courts,
6 which are newly refurbished, and which serve
7 both the University as well as the surrounding
8 residents.

9 There really was no interest in
10 trying to construct either the student center
11 or the residential here, both in part because
12 it would remote from the center of the campus,
13 but also in fact because they'd be built on
14 the steep slopes, which would incur additional
15 costs, and that they would, certainly from the
16 standpoint of the student center, it wouldn't
17 have the same presence that was desired, that
18 the location of Connecticut Avenue offered.

19 So our recommendation at the time of
20 the facilities plan was to consider
21 Connecticut Avenue as a front door site for
22 the University, and appropriate location for

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1 the student center, which would have a mixed
2 use character, including food service and sort
3 of academic and public gathering spaces.

4 We believe strongly that student
5 residential should be located to the rear of
6 the campus, with the program as proposed of
7 600 beds, and a commitment by the University
8 to keep it to four stories, that such a
9 location would minimize its appearance to the
10 surrounding residential area, and it could be
11 in its design oriented to engage with this
12 primary campus open space, and that the
13 existing naturalized areas would remain
14 untouched, and sort of in support of, with the
15 amphitheater, in support of the campus arch
16 facilities, which are right here in purple.

17 Next slide. As pointed out, as a
18 part of our analysis, we gave close
19 consideration to some of the distances between
20 these facilities and surrounding neighbors,
21 and sort of wanted to minimize our impact. As
22 you can see here, there's a distance of

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1 approximately, I think it's 600 or 570 -- 579
2 feet from the edge of the student housing area
3 over to the residential.

4 And then also from the top edge of
5 the residential zone, this is 673 feet, again
6 to the residents along Yuma Avenue.
7 Significantly in both cases, there are large
8 existing buildings separating them.

9 Next slide. As I made the case
10 before, we have significant grade differences
11 of both 30 foot from the western residential
12 area down to the campus residential site,
13 again with large buildings in between. 25
14 foot from the residential site down to Yuma
15 Avenue, again with a large athletics building
16 in between, and then a 20 foot drop from the
17 top of Denard Plaza down to Connecticut
18 Avenue, which became an element of the design
19 for the student center.

20 The University paid close attention
21 to the conditions surrounding the campus,
22 recognizing that each face of the University

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1 has a different urban condition. It
2 understands that there are two types of access
3 serving this campus, a vehicular access
4 currently coming in under Building 44, which
5 feeds the parking structure below Denard
6 Plaza, a major pedestrian entrance coming off
7 of the Connecticut Avenue side, adjacent to
8 the Metro Station, and a number of smaller
9 secondary and tertiary pedestrian entrances.

10 Then also that all service comes in
11 off of Connecticut Avenue, and goes to the
12 lower level of the Denard Plaza structure,
13 where it utilizes a loading and service area.

14 In acknowledgment of this, the plan
15 anticipates new wayfinding measures, as well
16 as identity measures, to be distributed at the
17 new locations, as well as a series of phased
18 improvements, reinforcing the landscaping the
19 perimeter character of the campus.

20 Next slide. This slide gives you a
21 sense of the strategies employed for enhancing
22 that perimeter. Along Connecticut Avenue, the

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1 University will take great pains to coordinate
2 its effort with the Office of Planning's
3 concurrent strategies for redeveloping the
4 streetscape in this district.

5 Along the other three sides, the
6 University will propose a series of fencing
7 and landscaping and pedestrian access
8 improvements, to help stabilize these edges.

9 Next slide. With that, I'd like to
10 hand the microphone over to David.

11 MR. AVITABILE: All right, and our
12 next witness will be Erick Thompson, also from
13 the University.

14 Mr. Erick Thompson

15 MR. THOMPSON: Hello. My name is
16 Erick Thompson, and I'm the senior project
17 manager for capital construction at the
18 University of the District of Columbia. As
19 previously stated, an integral part of the
20 University's master plan is our focus on
21 sustainability.

22 The University is firmly committed

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1 to becoming a national model for
2 sustainability in not only our educational
3 offerings, but campus facilities and
4 operations. To this end, the University has
5 committed itself to eliminating the idea of
6 simply implementing sustainable projects, but
7 rather putting in place sustainable effort to
8 become part of a larger sustainable program at
9 the University.

10 Starting with one of the
11 University's largest capital investments to
12 date, the Denard Plaza renovation was
13 initiated in the fall of 2010. When
14 completed, the renovation will transform the
15 visual context of the University's central
16 courtyard to a vibrant exterior assembly
17 space.

18 This space will be able to
19 accommodate formal as well as informal
20 gatherings at the University, which are
21 consistent with what the University considers
22 the "university experience" and what we seek

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1 to offer our University students.

2 The plaza will also be capable of
3 harvesting as much as 5,000 gallons of
4 rainwater in any rainstorm. This system is
5 designed to be expanded to include using that
6 rainwater to support our campus irrigation
7 systems, and provide gray water in the
8 surrounding campus buildings.

9 Five of those campus buildings will
10 also include the planning and implementation
11 of new green roofs. In addition to the
12 assumed benefits, reduced storm water runoff
13 and the increased thermal resistance of these
14 buildings, green roofs will also allow for the
15 academic programs to study the effects of
16 green roofs in practical applications.

17 Programs such as the University's
18 College of Agriculture, Urban Sustainability
19 and Environmental Sciences, or CAUSES, provide
20 an excellent educational resource for our
21 students. Additionally, through outreach
22 programs such as the Cooperative Extension

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1 Services or the CES program, a series of
2 lectures and other educational platforms are
3 used to help District residents learn how to
4 become more sustainable, while still
5 increasing their quality of life.

6 The University's commitment extends
7 to use of the facilities identified in the
8 campus plan. These uses help programs like
9 CES, as well as other District-wide
10 sustainable initiatives such as the Green Your
11 Home Expo and the University's Farmers Market.

12 These programs are community
13 amenities, and examples of our desire to
14 position ourselves as a University able to
15 have positive impacts on the lives of the
16 entire University community, that is to
17 include our students, neighbors, faculty,
18 staff and District residents as a whole.

19 An example of these efforts and the
20 results of our focused strategy to become a
21 national leader in urban sustainability is the
22 proposed new student center. The University

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1 is planning a LEED platinum facility. For
2 those attending tonight that are not familiar
3 with LEED, it is the Leadership in Energy and
4 Environmental Design, or a framework developed
5 by the U.S. Green Building Council, for the
6 design, construction and operation of
7 buildings using measurable, sustainable
8 methods.

9 Some of the components of the
10 project or this LEED platinum project, we'd
11 like to consider for the District are the
12 geothermal well fields, rain gardens,
13 photovoltaic panels and additional green
14 space. In all, the projects considered by the
15 master plan propose an additional two acres of
16 pervious surface at the Van Ness Campus.

17 I've only touched on a few exciting
18 components of the student center project, but
19 to provide a more detailed and informative
20 approach or assessment of that project, we
21 have representatives from the student center
22 design team from Cannon Design and Marshall

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1 Moya Architecture.

2 Project Design

3 MR. MARSHALL: Thank you once again
4 for allowing us to present this student center
5 project. My name is Michael Marshall. Jeff
6 Lee and I will walk you through the project as
7 designed to date.

8 First, I want to point out this
9 image, that the Van Ness site is one of five
10 commercial transit hubs along Connecticut
11 Avenue, north of the original core of the
12 city.

13 Next. In the context of the campus,
14 as you can see, this is an image from Van Ness
15 Street that shows the site looking east, and
16 again, the Van Ness corner looking east again
17 towards the campus. You can see that the
18 campus itself somewhat retreats from the
19 public realm of the site, due to Building 38
20 and 39, stepping back with a large plaza in
21 front.

22 Next. This is a section that shows

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1 the change in topography at the site. This is
2 Connecticut Avenue, and as you can see here,
3 this is the WMATA Van Ness/UDC station below.

4 There is under the plaza existing a large
5 vault space, that WMATA has for utilities
6 below grade, roughly eight to five feet below
7 grade, below the existing plaza.

8 This section shows the plaza that's
9 being renovated right now. That is the heart
10 of the campus here, and the student center
11 starts to take over the site, where the
12 existing stair and elevator is located, and
13 this is the student center here in this
14 location.

15 Again, there's roughly a 20 feet
16 change in grade from the plaza level here down
17 to street level, where the entrance to the
18 student center would be located.

19 Next. More images of the existing
20 complex. This is showing you the plaza in
21 front, looking east towards the commercial
22 components of the Van Ness Center, and the

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1 front of the existing campus building. In
2 between Building 30 and 39, there is the now-
3 enclosed escalator and stairs. Originally,
4 this was all open air, and this was a
5 breezeway that connected through to the upper
6 part of the campus, and the quad in between
7 the existing buildings.

8 Next. What we're trying to achieve
9 with the student center, which is shown here
10 in red, again is obviously the interaction of
11 the student center with the heart of the
12 campus, which is the Denard Plaza located in
13 this section here. This shows Building 38 and
14 Building 39, and the plaza is in front.

15 So the new student center will
16 occupy that space. It will start to
17 contribute to what is starting to be shaped by
18 the WMATA Metro entrances here, with the
19 buildings that are somewhat stepped back.
20 We're proposing that the new student center
21 will start to be part of a new urban square,
22 where the intersection of Veazey and

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1 Connecticut Avenue occurs.

2 So we're proposing a somewhat
3 reciprocal shape to the existing Van Ness
4 Center building here, with the new student
5 center. Separated from the student center and
6 between Building 39 will be a new green space,
7 a rain garden this year. So the new plaza at
8 street level will be here, and we're proposing
9 to extend Denard Plaza between Building 38 and
10 39, to make a new front porch or new gateway
11 entrance to the campus.

12 Next. This shows the site plan.
13 Again, this shows in yellow our proposal for
14 contributing to the new public square that the
15 new student center will start to make. There
16 will also be a new grand stair to connect the
17 roughly 20 foot change in grade from the new
18 plaza up to Denard Plaza, that is above the
19 parking garage here.

20 The student center, as you can see
21 here, has a new green lawn in the front.
22 There is roughly a six foot change in grade

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1 from where you leave the escalators from the
2 Metro Station, and then up to the new front
3 door to the student center, with a new atrium
4 in between.

5 Next. And this is an image with the
6 entrance to the Metro, on the east side of
7 Connecticut to the back. This shows a new
8 grand stair that leads up to the upper plaza.

9 Building 38 is shown here on the right. This
10 is the building itself acts as a new gateway.

11 This is the entrance to the student
12 center, the new atrium, and we're also
13 proposing a new, within the student center, a
14 clock tower to sort of express, have a
15 vertical expression of this new public space.

16 The restaurant space is located here
17 in this location, with more office space and
18 meeting spaces above at the student center in
19 this location. This white building, white
20 portion here shows the elevator coming from
21 the WMATA Metro Station. Next.

22 MR. LEE: David tells us we have ten

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1 minutes. So I'm going to go very briskly. So
2 if you have questions, please. I'm sure I'm
3 not going to be able to cover everything here.

4 But just to look at the public realm areas,
5 to go over what Michael was talking about a
6 little more, this is basically the, you know,
7 planned view from the -- if you're a
8 helicopter looking down.

9 You can see just the amount of
10 permeable spaces that we're adding to the
11 overall site. If we go to the -- it's a very
12 interesting location, because right now
13 there's a significant grade that rise here
14 down to this area.

15 So we really have to nestle the
16 building in a very, very delicate way, because
17 in speaking with the Office of Planning, as
18 well as the Commission of Fine Arts, there was
19 a great desire to create some access, public
20 access to what we now call the restaurant
21 instead of the cafeteria, because it will be
22 accessible to the general public in this zone.

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1 So what we did was to actually
2 create a barrier-free buffer, by creating a
3 slope that comes up into the main entrance
4 here, with a little platform that actually
5 gets you down into the stairs, because the
6 topography is actually going up this way. So
7 this entrance elevation and that elevation
8 that you're coming off of Connecticut Avenue
9 has to work seamlessly.

10 In terms of the overall central
11 area, having a rather hard plaza that's the
12 quad, that sort of connects the ceremonial
13 space as the central part of the campus, we
14 actually used a green, sort of the front lawn
15 area to sort of ease this slope down, at the
16 same time manipulating the staircases to
17 create sort of an informal amphitheater in the
18 front of the house area.

19 The other thing that was sort of
20 gift that came to us was there's a Connecticut
21 Avenue Sustainable Streetscape project that's
22 happening right now. So we worked very

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1 closely with that initiative, and had
2 coordination meetings with them, understanding
3 that we're able to put the lawn pack (ph)
4 development and streetscape details here.

5 So we're going to be, our project is
6 going to be the first one out of the box that
7 will actually take all the sidewalk water and
8 start to collect, cleanse them and hold them,
9 so that it doesn't contribute to the combined
10 sewer, as well as the green roof that we were
11 talking about in this area.

12 What we're doing in terms of the
13 setback here is that by creating an outdoor
14 sort of a deck, as we call it, where people
15 can sit out and have, you know, cafe-type
16 activity, is we created a sort of rain garden
17 that's continuous throughout the whole edge.

18 What that will do is once again, by
19 providing a rain garden, that it actually
20 creates a secondary space that goes into the
21 student union area, the student center area.
22 But this area will actually become much more

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1 contemplative. We're sort of taking this area
2 as a place where there's high activity in this
3 zone, that's related to the Metro and
4 circulation and the ceremonial steps that
5 actually ties you back into the main part of
6 the campus.

7 But once again, this actually
8 becomes more of sort of a contemplative, what
9 we call sort of an urban green space.
10 Somebody was making fun of the fact that maybe
11 the folks from the Chinese Embassy might come
12 in here and do some Tai Chi, but you know,
13 we'll see about that.

14 On top of the ceremonial staircase
15 is actually the roof garden that sits on top
16 of the new building. Once again, what we'll
17 be doing there is there are skylights here, as
18 well as landscape treatment. We heard
19 comments that was very important, that in
20 terms of this gateway, as an elevated garden,
21 that you actually look through and start
22 seeing the canopies of the trees, that will

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1 actually draw you up and into the central part
2 of the campus.

3 Next slide. This shows you the
4 circulation. I mean the Connecticut Avenue
5 pedestrian way is this way. You see the Giant
6 Plaza on the other side, and then there's a
7 Metro elevator on this side, and there's a
8 Metro elevator on that side. Right now, the
9 Veazey Terrace, N.W. is basically the main
10 entrance for service, and the pink you see
11 here is the upper elevation that's going on.

12 There is not a lot of pedestrian
13 circulation around the corner here, but there
14 is a vehicular main entrance here, that sort
15 of brings you into the parking garage, as well
16 as a place to drop the people off into the
17 ceremonial courtyard.

18 Next slide. This shows you sort of,
19 without the colors, this is pretty much what
20 the layout and planting looks like. There is
21 a fairly uncomfortable edge towards this end,
22 because primarily all this is pretty much

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1 Metro vents, and there's some plantings here
2 that sort of holds that, the slope at bay.

3 Here, what we're trying to do along
4 Van Ness is to try to preserve as many of
5 these really, really mature Quercus willow oak
6 trees, and we're working very closely with the
7 Urban Forestry to make that happen.

8 Next slide. This is sort of a
9 rendering of what it would look like for the
10 main entry plaza. Here, you see how we met
11 with the challenges of the slopes that we
12 have. Along the Connecticut Avenue edge here,
13 we would have the lawn pack development and
14 tree fit details.

15 For those of you who have been down
16 at Barracks Row on 7th Street on Capitol Hill,
17 that was the first lawn pack developments
18 project that we did, and those trees are very,
19 very healthy. So we hope that these trees
20 will have an equal amount of success.

21 Here, you see the green piece of
22 what we call the front lawn of the campus.

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1 Hopefully, this will be sort of reminiscent of
2 the type of activity that would happen here,
3 and you draw in with a gentle slope that
4 brings you up, and then the ceremonial stairs
5 that come up.

6 Next slide. Here, you'll see the
7 section of how that works, where here's
8 Connecticut Avenue. Here's a sidewalk,
9 there's a Metro elevator, and just the amount
10 of topography that we have to negotiate, in
11 order to get into the main entrance.

12 Next slide. Here's another
13 perspective, looking now -- you're pretty much
14 sitting on a tour bus going down Connecticut
15 Avenue, and you're looking down towards the
16 main entrance here. Once again, there's a
17 little plaza. Once again, working with the
18 folks at the Office of Planning, they really
19 wanted to have this space really engage the
20 public realm.

21 So this is sort of -- there's
22 actually grab and go type of restaurant space

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1 in here, but people are welcome to come out
2 and dine, as well as around the front, where
3 we have the restaurant entrance with a terrace
4 as well.

5 Next slide. We did an extensive
6 survey, in terms of what type of vegetation
7 existed, tree canopy, and having the workshops
8 and meetings with the Urban Forestry folks.

9 Next slide. This is basically the
10 existing tree and the preservation scheme, and
11 what we're trying to do is to preserve really
12 these trees here, and you can see where the
13 buildings are going to go. So the heartscape
14 plaza with trees at various different levels
15 of health, will not be preserved.

16 Next slide. This also shows the, in
17 terms of the materials, there is an urban
18 design study that's being done right now, in
19 terms of what the Office of Planning is doing.

20 We are working with them. We are
21 coordinating with them. But this, once again,
22 informs us of where the concrete materials

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1 are, and where the brick materials are. We're
2 sort of, as you can see right now, we're sort
3 of surrounded by brick on that corner.

4 Next slide. Here's some of the
5 proposed materials conceptually that we
6 started to look at, to coordinate with the
7 Denard Plaza, as well as the architectural
8 finishes and materials on the inside. Next
9 slide. And back to you.

10 MR. MARSHALL: Again, the view
11 shows, with the WMATA at your back view,
12 looking towards the student center.

13 Next. This plan shows the cellar
14 level, which is basically underground. It
15 shows where the WMATA substation is, and the
16 fact that it starts to contribute to our
17 public square and plaza by avoiding any
18 construction over that.

19 Over here, we have the existing
20 service bay that we're going to use to service
21 the new student center. So we're going to
22 move through Building 38 along existing

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1 corridors, and then into a new corridor
2 underneath of the student center.

3 Next. Again, this section shows how
4 that will work. There's extensive parking
5 that is below the Denard Plaza. So again, we
6 will connect through from the existing
7 building through to the new student center.

8 Next. This is a street level plan.

9 As Jeff was saying, this shows the entrance
10 to the student center. At the heart of the
11 student center, is the new -- is the atrium
12 space, that will provide natural light deep
13 into the core of the building.

14 So the welcome center is here when
15 you first enter, grab and go, and the new
16 restaurant space is in this location. Service
17 and restrooms are here, and more embedded
18 between Building 38 and 39 is more of the
19 student center in this location.

20 Next. At the same level as the
21 Denard Plaza, there is an existing entry below
22 Building 44. So we propose that that level is

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1 used for drop-off and entrance to the garage,
2 but then you experience a new renovated Denard
3 Plaza, before you go between Building 38 and
4 39. We're going to remove the doors that were
5 installed, that were not part of the existing
6 construction, so that then there's still an
7 open air connection and breezeway through, to
8 get to the new forecourt or upper court,
9 before you get to the entrance of the student
10 center here.

11 Once you enter at this point, there
12 are elevators here that will lead you up to
13 the next floor. But again, this is the atrium
14 space here. Student organization is in this
15 location, and there's a fitness center at this
16 portion of the building. As you can see, due
17 to the fact that we've stepped the student
18 center away from Building 39, we get to
19 preserve all of the glazing that is existing
20 in Building 39.

21 This shows the new grand stair that
22 leads down to, again, the street level along

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1 Connecticut Avenue.

2 Next slide. Then the final level of
3 the student center, which shows the ballroom
4 that will have different functions, both day
5 and night, the elevator that will connect to
6 that floor, the atrium here in this location,
7 and meeting rooms and conference rooms, and
8 again, the service the runs around the
9 building.

10 This is an open terrace, where the
11 building bridge is over, and establishes the
12 gateway to Denard Plaza.

13 Next image. And at the very top of
14 the building, there will be a new green roof
15 that will wrap around the building, a
16 photovoltaic array at the top, above the
17 ballroom in this location.

18 Next slide. And again, as Jeff
19 pointed out earlier, extensive green roofs and
20 then, as you can see, interconnected within
21 the entire site, all of the new green spaces.

22 Next. This shows the elevation

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1 along Connecticut Avenue. This is the grand
2 stair that leads up to the new plaza level,
3 the renovated plaza level. The entrance is in
4 this location. This shows the welcoming
5 center and the restaurant and grab and go at
6 street level. Again, working with the Office
7 of Planning, there would be an entrance to the
8 restaurant directly off of Connecticut Avenue.

9 Student organization meetings and
10 office spaces are located in here. The
11 ballroom is at this upper level here, with
12 conference rooms and meeting rooms along this
13 section of the building.

14 Again, this expressive vertical
15 expression of the new plaza area and entrance
16 to the campus, and here, we have mound (ph)
17 spaces that bridges, will bridge over the new
18 gateway to the campus, and the building
19 continues across. This is open air terrace at
20 this end.

21 Next. And this section shows the
22 rain garden elevation, again without the trees

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1 and all of the landscape that we've planted
2 in, just to show the elevation. The ballroom
3 is located here, and the fitness center is in
4 this location overlooking Van Ness Street, and
5 part of the restaurant space also overlooks
6 Van Ness Street.

7 This shows the building bridging
8 over at the new plaza level, that is extended
9 between Building 38 and 39.

10 Next slide. This shows the Van Ness
11 Street elevation. Again, in this portion of
12 that building that is clad in the darker metal
13 panels. The rest of the building is in terra
14 cotta metal panels, again, to have an
15 expression of a 24th century building.

16 The ballroom is located in this
17 portion. The fitness center is in here. The
18 restaurant is in here.

19 Next image. This shows the entrance
20 to the student center. This is the atrium
21 space here. This is glass and open, and
22 again, the welcoming center is in this portion

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1 of the tower, with office spaces above.

2 Next. This section cuts through the
3 entrance and atrium space. This is the glass-
4 enclosed elevators, and the ballroom above the
5 fitness, above the food service. This also
6 shows the relationship to the WMATA vault.

7 Next image. And again, the
8 relationship to the new plaza, how the
9 building bridges over, makes the gateway, and
10 the view along Connecticut Avenue.

11 Next, next image. This is the
12 corner of Van Ness and Connecticut. Again, it
13 shows the restaurant space here, fitness
14 center here, and the ballroom located above.

15 Next. And this view is with the
16 Denard Plaza to your back. This shows the
17 location of the skylight that will get light
18 deep into the lower level of the student
19 center, and how the lounge spaces will bridge
20 over that new space, and then looking out
21 towards Connecticut Avenue, again making our
22 ceremonial gateway that can also be used

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1 during different ceremonies for graduation.

2 You can imagine students queuing up
3 in the student center itself, and then the
4 procession would come up the grand stair and
5 through this space to Denard Plaza.

6 Next. This is the interior of the
7 building. This is the atrium looking north
8 towards Connecticut Avenue. Next.

9 Next. And the materials that we're
10 considering for the project, again we have
11 terra cotta metal panels, clear glass,
12 spandrel glass, a darker metal panel at the
13 upper portion of the building, and a brick
14 that will be roughly the color of the existing
15 buildings, and molliens (ph) will also be
16 similar to the existing frame of the building.

17 Next.

18 MR. AVITABILE: Excuse me one
19 second. We do have the materials here and
20 available. If you'd like to pass them -- if
21 you would like us to pass them up, we'd be
22 happy to do that, though I also don't want to

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1 cut into our time while we do that. We're
2 almost done. We just have the traffic
3 presentation.

4 COMMISSIONER MAY: When the lights
5 come up.

6 MR. AVITABILE: Great, thank you.

7 Transportation

8 MR. VANPELT: All right. Good
9 evening, Chairman Hood and members of the
10 Commission. Dan VanPelt with the Gorove Slade
11 Associates Transportation Planners and
12 Engineers, and we're here to talk to you about
13 the transportation aspects of the campus plan.

14 The transportation goals of the
15 campus plan really can be summarized as
16 enhancing pedestrian safety, promoting transit
17 use, reducing auto dependency, and reinforcing
18 sustainable practices which, as you can hear,
19 is a major theme of the campus plan.

20 With regard to transportation, this
21 means really working towards a future at UDC
22 that doesn't include the addition of new

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1 vehicular infrastructure, and we'll talk a
2 little bit more about that. I also want to
3 mention that throughout the process, we have
4 interacted with DDOT and have got their input
5 from the beginning, and then as the campus
6 plan evolved, and actually this evening, I saw
7 their staff report for the first time, where
8 they're offering conditional support.

9 I think once we have a chance to
10 interact with them on some of the commitments
11 that UDC is offering as of April 27th, I think
12 we'll be able to address some of their
13 conditions or some of their concerns.

14 I don't want to spend a whole lot of
15 time going through the context slides, because
16 I think that others have done that before me.

17 But I'm just going to quickly go through
18 these, just to make sure from the
19 transportation standpoint we all understand
20 the context.

21 This slide really shows the location
22 of the campus, west of Connecticut Avenue.

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1 It's about half a mile further from the edge
2 of the campus to Wisconsin Avenue. Both of
3 those are primary arterial streets. Then it's
4 bound by Van Ness Street on the south, which
5 is a collective roadway, and Yuma Street on
6 the north, which is a local street.

7 The campus is well-served by public
8 transport. The Van Ness/UDC Metro Station is
9 located immediately to the north, and this new
10 student center, and it's also well-served by
11 Metrobus. There's a bus depot located behind
12 the Fannie Mae building, which is located
13 right -- there we go -- right about there, by
14 the Western Metro portal.

15 Vehicular access, which I think I'll
16 really talk quite a bit about, but I'll go
17 through it again here quickly, the main
18 primary access and egress to main parking is
19 from Van Ness Street, and also the pick
20 up/drop off area is located right there under
21 Building 44. That's the access to the 758
22 parking space garage, which is the main

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1 garage.

2 As others have said before me, all
3 service access will be off of Veazey Street
4 right here, and directly from Connecticut but
5 via Veazey Street. There's also a secondary
6 garage access from Veazey for permit holders.

7 Lastly, UDC has an additional 100 spaces in
8 Building 52, and additional 56 spaces under
9 the Days Inn, at the Days Inn lot, and the
10 access is from Yuma Street.

11 So just also to point out, there is
12 existing Bike Share and a Zipcar access there
13 on campus. The new student center is really
14 one of the major elements of the campus plan
15 that's before you for further processing,
16 along with the campus plan itself.

17 The student center is a student life
18 enhancement for UDC. Most of the elements of
19 the student center are really accommodate
20 activities that are already occurring on
21 campus. It's expected that the improved
22 services will reduce the need for students to

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1 leave campus, and staff to leave campus
2 throughout the day.

3 Therefore, it will help reduce the
4 trip generation throughout the course of the
5 day. Any events held at the student center,
6 such as those at the ballroom, will be
7 accommodated by the existing on-campus
8 parking, and as described in the earlier
9 presentations, the student center will make
10 use of the existing vehicular infrastructure
11 for service activities and pickup and drop-
12 off.

13 Lastly, the new facility will
14 include new convenient bike racks located
15 within the streetscape, and a new fitness
16 center with showers to be used for bicycle
17 commuters.

18 Going back to the transportation
19 goals of the campus plan, the future of the
20 UDC campus has a focus on sustainability. For
21 transportation, the most sustainable practices
22 are to improve the efficiency and

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1 effectiveness of existing infrastructure
2 through transportation demand management
3 measures.

4 A large part of our work was to
5 develop a comprehensive TDM Plan, with
6 practices and policies that historically have
7 really been none at UDC. Any of the elements,
8 such as a designation of a TDM coordinator,
9 promoting and marketing alternative modes of
10 transportation and inclusion of commuter
11 benefits for UDC students, faculty and staff,
12 are pretty much a given for a TDM program.

13 There are a couple of components
14 that are unique to UDC, and worth mentioning.

15 UDC has, is going to endorse the Connecticut
16 Avenue pedestrian action study
17 recommendations, and they are also subject to
18 Board approval. They're seeking to implement
19 a transportation sustainability fee, that
20 would cover the cost of car-sharing, bike-
21 sharing memberships, along with a preloaded
22 SmartTrip card for all, that will serve Metro

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1 and Metrobus.

2 Since these alternative mode options
3 will automatically be part of the student
4 package, it will encourage alternate mode use.

5 Part of the TDM program will be the
6 establishment of new parking policies and
7 practices that are meant to discourage driving
8 to campus alone, discourage parking on the
9 neighborhood residential streets, and
10 encourage a higher mode split.

11 Parking rates will be phased in,
12 that will meet market rates. Presently, the
13 rates are below market than those at the other
14 peer institutions in the District. Any
15 students living in campus will be prohibited
16 from bringing a car to Van Ness campus, and
17 through administrative actions make it a
18 violation of the UDC code.

19 All students will be prohibited from
20 parking on the surrounding residential
21 streets, and the good neighbor parking policy
22 mirrors that used by American University,

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1 George Washington University Mount Vernon
2 Campus.

3 In addition, preferred parking will
4 be reserved for alternative fuel vehicles, car
5 pools, Zipcar and -- well, Zipcar, should
6 Zipcar want a space on the campus. As I
7 mentioned earlier, there's presently one
8 adjacent to the campus. At least one electric
9 vehicle charging station is being explored
10 for the campus.

11 Bicycling is a rapidly increasing
12 mode of transportation for many people within
13 the District. Actually the slide here is from
14 the Transportation report, and it shows the
15 recommendation for bicycle parking and bicycle
16 facilities. To promote cycling, the TDM plan
17 includes new bicycle racks placed at
18 convenient locations around the periphery of
19 the campus.

20 Inverted U racks will be installed
21 with the construction of the student center.
22 Other sites around the campus will be

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1 installed within two years of campus plan
2 approval. For longer duration parking, as
3 used by commuters, UDC will construct a
4 minimum of 75 covered and secured long-term
5 spaces.

6 The University is presently working
7 with DDOT to gain their assistance, to help
8 them define how these spaces should be
9 implemented. Just lastly, the last component
10 of the TDM commitments will include an ongoing
11 annual monitoring, that will begin the
12 semester following campus plan approval.

13 The monitoring will develop an
14 understanding of how students or how
15 transportation is used by the UDC population,
16 and adjust the TDM measures accordingly, to
17 maximize effectiveness and accommodate new
18 technology trends in transportation patterns
19 as they come about.

20 So really, in conclusion, the campus
21 plan focuses on sustainable future, and
22 thereby includes a robust transportation

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1 demand management program that encourages
2 alternative modes of transportation, higher
3 vehicle occupancies and protects the
4 residential on-street parking.

5 The new campus plan includes the new
6 student center and on campus residential.
7 Both are amenities that are expected of
8 institutions of higher learning in today's
9 marketplace. These elements do not have a
10 negative transportation impact.

11 Additionally, when you consider UDC
12 has agreed to reduce the student enrollment
13 cap for the campus plan to 6,500, this is
14 highest the university has had last decade.
15 This further mitigates any potential impact to
16 transportation in the neighborhood. Thank
17 you.

18 MS. PRINCE: That completes our
19 presentation this evening. If you have
20 questions for the panel, I welcome them.

21 CHAIRMAN HOOD: I want to thank you
22 for that succinct presentation, and also I'm

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1 sure the parties in opposition may want those
2 additional 2 minutes and 27 seconds, so I'm
3 going to ask Ms. Schellin to make sure that I
4 remember the 2 minutes and 27 seconds.

5 Commissioners, I don't think we need
6 the clock tonight, but if anybody suggests
7 that we need it, we'll do it. But if not,
8 let's get started and ask any questions we may
9 have of the University.

10 Examination by Commissioners

11 COMMISSIONER TURNBULL: Mr.
12 Chairman, I'll lead us off here. I guess I'll
13 focus on some of the campus overall plan
14 element first. You mentioned that the future
15 student housing is 579 feet from the
16 residential neighborhood. What does that
17 really mean to you?

18 MR. McCOACH: Thank you. We believe
19 that distance provides a significant buffer
20 between student activities and the
21 surrounding residential areas. In fact --

22 COMMISSIONER TURNBULL: Let me stop

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1 you right there. So you're saying the
2 embassies are your buffer?

3 MR. McCOACH: Yes. In fact, they
4 are --

5 COMMISSIONER TURNBULL: The
6 embassies are your buffer. You don't give a
7 damn what happens to the embassies and the
8 noise?

9 MR. McCOACH: In fact, we certainly
10 have submitted our plan, through NCPC to State
11 for their review. But we recognize that those
12 embassies are fenced and secured compounds,
13 and in fact, provide a significant buffer to
14 prevent student movements across the
15 compounds.

16 COMMISSIONER TURNBULL: Do you have
17 a fence around the student housing or what?

18 MR. McCOACH: Well, we do have a
19 fence around the west side of the campus,
20 continuously --

21 COMMISSIONER TURNBULL: I would like
22 to see some more information about the

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1 planting and the development of that edge of
2 the neighborhood. I think you're over-
3 stretching it a bit by saying the embassies
4 are going to be your buffer.

5 I am personally concerned that we're
6 doing an international disservice to our
7 embassies, unless we really account and make
8 sure that we feel comfortable that we aren't
9 impacting the embassies.

10 MR. McCOACH: Okay. Also, okay.

11 MR. AVITABILE: One other point I'd
12 like to make, Commissioner Turnbull. We are
13 fully meeting with both the National Capital
14 Planning Commission and the Commission on Fine
15 Arts. I believe NCPC is actually taking this
16 up on the consent calendar on Thursday, as a
17 concept level, and I know that they've been
18 consulting with the agencies.

19 COMMISSIONER TURNBULL: Okay. Go
20 ahead.

21 VICE-CHAIRMAN SCHLATER: That's a
22 review on the housing plan?

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1 MR. AVITABILE: That's a review of
2 the campus plan as a whole. NCPC is reviewing
3 both the campus plan and the student center.

4 VICE-CHAIRMAN SCHLATER: Okay, very
5 good. Thank you.

6 COMMISSIONER TURNBULL: Yes, I'm
7 just worried. I mean I hate to say that we're
8 using other buildings as a buffer between the
9 residential neighborhoods, when these are
10 significant buildings that we're allowing
11 various nations to use. So I think there's an
12 element there we have to be concerned about.

13 Just going back to the academic zone
14 that you showed, from what the academic zone
15 is now, I just want to understand. I'm
16 looking at page five and six of your
17 PowerPoint presentation. It looks at some
18 point that you are going to take over a green
19 space quadrant or corner. Is that, at some
20 point, a future building or -- I see it's now
21 designated as blue on your Campus Plan, Site
22 Elevation and Selection.

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1 MR. McCOACH: Let me see if I can --

2 COMMISSIONER TURNBULL: You're
3 close. You're getting -- if you can --

4 MR. McCOACH: Yes.

5 COMMISSIONER TURNBULL: That's the
6 original one. Between the athletic fields and
7 the blue, there's a little green area.

8 MR. McCOACH: It is not the
9 intention. I see. It is not the intention to
10 place any buildings in that area. However,
11 the student center doesn't, and Denard Plaza
12 do incorporate storm water retention
13 facilities in that location. So they actually
14 -- that space is utilized by facilities that
15 are a part of the academic zone.

16 COMMISSIONER TURNBULL: So it's
17 going to remain a green area?

18 MR. McCOACH: Yes, it is.

19 COMMISSIONER TURNBULL: Okay. Up by
20 the -- you talked about your leaving the
21 tennis court area, which was originally, which
22 was called "Site 3" at one point.

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1 MR. McCOACH: Yes.

2 COMMISSIONER TURNBULL: That's
3 remaining as is?

4 MR. McCOACH: That's correct.

5 COMMISSIONER TURNBULL: Expansion.
6 I don't see anything here about expansion to
7 that area.

8 MR. McCOACH: There is no expansion
9 proposed in this plan. In fact, the
10 University just finished renovating those
11 tennis courts, and is opening them up to
12 public use.

13 COMMISSIONER TURNBULL: Now Building
14 52 is not on the campus, but it's a
15 University-owned building. Is that --

16 MR. AVITABILE: Yes, that's correct.

17 COMMISSIONER TURNBULL: --intended
18 to be -- it's an edged off building, though,
19 that you're using, in coordination with the
20 activities at the campus.

21 MR. AVITABILE: Currently, it's
22 being actually used by, for Wilson High

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1 School as a temporary location, while the
2 building's under renovation. I'll ask Ms.
3 Jumper to further address the use of that
4 building.

5 MS. JUMPER: Certainly. At this
6 time, as Mr. Avitabile spoke to, that building
7 is in use by Wilson High School. It is our
8 intent, after the end of the school year, to
9 have that building returned back to be used
10 for academic purposes for the University.

11 COMMISSIONER TURNBULL: Okay, okay.
12 Just wanted to clarify that. Now you want us
13 to approve enrollment at 8,000/10,000?

14 MR. AVITABILE: No, that's not
15 correct. What we agreed to do in our
16 supplemental submission, we had originally --

17 COMMISSIONER TURNBULL: 6,500?

18 MR. AVITABILE: The 6,500 on the
19 head count basis, 5,000 on an FTE basis.

20 COMMISSIONER TURNBULL: Okay.

21 MR. AVITABILE: And that would be --
22 that was the amount we were projecting over

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1 the next ten years, and we recently agreed
2 that that would be an absolute -- it would be
3 a hard cap.

4 COMMISSIONER TURNBULL: A hard cap,
5 okay.

6 CHAIRMAN HOOD: Mr. Turnbull, let me
7 just say to all my commissioners, because I
8 noticed that on this other. We have some
9 data, April the 28th, which basically alludes
10 to what Mr. Avitabile just spoke about, and I
11 guess that was the latest development, or
12 later change.

13 MR. AVITABILE: That's correct.

14 CHAIRMAN HOOD: Okay.

15 COMMISSIONER TURNBULL: Well, I saw
16 both numbers. I saw those numbers floating
17 out there. I just want to make sure on the
18 record that we know what we're talking about.

19 MR. AVITABILE: Absolutely.

20 COMMISSIONER TURNBULL: We're going
21 for a green campus, and we've got a LEED
22 building planned at the student union. Are

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1 you, the residential building, I'm assuming
2 you're going to go for LEED certification or
3 whatever?

4 MR. THOMPSON: Yes, that is our
5 goal. Starting with the student center, all
6 new construction on the campus would be LEED
7 silver or greater.

8 COMMISSIONER TURNBULL: Or greater.
9 Okay, thank you. I'm a little bit confused
10 by some statements that I was reading on off-
11 campus housing, and I'll try to pull out the
12 pages here, because there was conflicting
13 information from -- on page five of Exhibit
14 17, I mean I guess I'm going to have to go
15 back and find out where I read the other one.

16 But I thought we were getting -- we
17 were going to eventually eliminate off-campus
18 housing. But on this page, it says
19 "Currently, the University has agreed to cease
20 master leasing. The University -- prior to
21 the completion of on-campus housing project,
22 the University will amend its off-campus

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1 housing policy as follows:

2 "While maintaining the overall limit
3 of 100 total units, the University requested
4 the Board of Trustees expand the area for
5 potential leasing, to a half mile radius
6 around the campus. The structure of the
7 Connecticut Avenue corridor offers 2,500
8 rental units and 4,000 total multi-family
9 units."

10 It sounds like you still want to
11 retain. Am I misreading that?

12 MR. AVITABILE: Again, that's
13 something else that evolved in the last couple
14 of weeks. Originally, what the plan was it
15 was twofold. Once we built the housing, we
16 would move, we would end the plan to lease
17 units off-campus and use them as housing for
18 University students.

19 Until we did that, we would continue
20 to lease units, but what we would do is
21 disperse them further. Instead of
22 concentrating them in one or two buildings,

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1 spread them out further. So that's what that
2 language refers to, with the idea that up to
3 the 100 units that the University had planned
4 to lease, they would lease them within a half
5 mile radius of the campus, a wider area than
6 the University's current plan had been.

7 What we've now agreed to do, to take
8 that one step further, which would be we
9 currently lease 31 units in Van Ness South.

10 COMMISSIONER TURNBULL: Okay.

11 MR. AVITABILE: That's it. We won't
12 lease any more units in Van Ness South.

13 MS. PRINCE: That is correct.

14 COMMISSIONER TURNBULL: So
15 basically, the basic housing you're going to
16 have is the 600 plus units or whatever in the
17 residential dorm, in the dorm?

18 MR. AVITABILE: Right, that's
19 correct. Once the dorm is built, that will be
20 it.

21 COMMISSIONER TURNBULL: Okay. I
22 guess from an overall, and we talked about the

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1 existing design of the campus, the sort of
2 feel of the campus right now is basically
3 concrete. But in this particular building,
4 the new student union, it's going to all
5 basically metal and glass, with some brick
6 somewhere. But it's basically metal and
7 glass.

8 MR. MARSHALL: Yes, that's correct.

9 We're looking at a metal panel system that
10 will sheath the building. Terra cotta, like
11 in color, to bring the warmth out that's
12 lacking in the existing buildings. A
13 combination then of spandrel glass and clear
14 glass that would be related in its tone and
15 color. We do have the samples here that have
16 been passed around.

17 COMMISSIONER TURNBULL: Right.

18 MR. MARSHALL: Again, just to sort
19 of counter what's there, but then at the same
20 time, pull some of the coloration from the
21 existing buildings. That's why we have the
22 buff-color brick to pick up the concrete

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1 color.

2 COMMISSIONER TURNBULL: How do you
3 see the dorm? It's also going to be metal
4 panels and glass?

5 MR. MARSHALL: We're not involved
6 with that.

7 COMMISSIONER TURNBULL: You're not
8 involved. I mean Is there a pallet you're
9 looking at for new buildings?

10 MR. THOMPSON: Commissioner
11 Turnbull, the student housing complex, when it
12 comes for further processing, would use an
13 architectural language that's consistent with
14 the remainder of the campus.

15 I do think that the student center
16 starts to give us a pallet of materials we can
17 use, that fit. They sort of develop a synergy
18 with the concrete we have, but we would wait
19 until the student housing project came before
20 you, to get specific about the materials.

21 COMMISSIONER TURNBULL: Okay. Yes.
22 Well, there's a lot of things you can do with

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1 concrete that are different.

2 MR. THOMPSON: Absolutely, I agree.

3 COMMISSIONER TURNBULL: I guess,
4 jumping onto the building, and I heard that
5 the student union cafeteria is going to be a
6 restaurant open to the public now?

7 MR. THOMPSON: Yes, that is true.

8 COMMISSIONER TURNBULL: Any security
9 concerns for students, the people going up
10 into different areas of the building that they
11 shouldn't be going into?

12 MR. THOMPSON: Well, the building
13 would be zoned, so that we have public spaces
14 and then spaces that are more controlled with
15 student and onecard access throughout the
16 building.

17 But we thought as a university and
18 as a part of the design team, it's very
19 important that the student center truly serve
20 as a link between us and the community, and
21 having that restaurant with access to both
22 non-students and student community as well,

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1 seemed to make a perfect fit.

2 COMMISSIONER TURNBULL: I think it's
3 a wonderful idea. I think it's great for the
4 community. I think it's a wonderful idea.
5 You could see grandpa and grandma with the
6 students there, but that's an interesting mix
7 of people. But yes, I think it's a great
8 idea.

9 I needed, there's some things about
10 the drawings right now that you really can't
11 tell a lot. Some of our drawings are small,
12 but the metal panel system and looking on
13 Connecticut Avenue, how you look at the
14 restaurant.

15 It's hard to tell how that really
16 relates to the street, and I'd like to see
17 some more detail on how that actually, how the
18 people in the neighborhood who actually see
19 that.

20 It just needs to be clarified a
21 little bit more. I see it's just all glass,
22 but and it's open, so that people can see

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1 inside and people dining. But I'd just like
2 to see a little bit more, and it's a little
3 different feeling with the glass and these
4 metal panels going all the way up.

5 It doesn't end. It's sort of just
6 -- there's ribbons that are just going up. It
7 looks like you've also got them -- and now the
8 one drawing shows that they're going to be
9 striated. It looks like the panels are more
10 ribbed.

11 MR. MARSHALL: I think what we're
12 trying to do is to pick up a certain level of
13 detail in the panel system, that's lacking
14 right now in the concrete surface of existing
15 buildings.

16 So again, we picked this sort of
17 terra cotta-like color, again for the warmth.

18 The detailing, we're still working on right
19 now. We're at the schematic design phase, and
20 obviously we wanted to come before you to see
21 what things that you might want to see in the
22 project, and your review of it.

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1 But basically, to sort of convey the
2 lightness of the building, again to counter
3 the massiveness of the concrete. So what
4 you're picking up by your statement is there's
5 sort of a floating effect to the panels, and
6 then there's sort of a staccato-like rhythm to
7 the panels too.

8 So that it doesn't look like it's a
9 load-bearing, heavy masonry building, but a
10 lightness that we're trying to get. And also
11 in fact that you noticed, at the street level,
12 it's very glassy, not unlike what Office of
13 Planning has been pushing throughout other
14 parts of the city, that there is a real
15 transparency, to see what's going on in the
16 building, and to be inviting and open to the
17 community.

18 COMMISSIONER TURNBULL: Do you think
19 we could get a blow-up of that panel, of a
20 section of the wall and how it looks like?

21 MR. MARSHALL: We actually have, in
22 the slides, there was one there, my very last

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1 slide that showed the materials. But then we
2 also, again sort of zipping through this, we
3 showed one section actually was -- sort of one
4 section from the top of the building down to
5 the street. We show the retail --

6 COMMISSIONER TURNBULL: Well, I see
7 on page 52, it sort of gives you --

8 MR. MARSHALL: Oh yes.

9 COMMISSIONER TURNBULL: I'd like to
10 see that just a little bit bigger though, a
11 little more detail on that.

12 MR. MARSHALL: Sure, okay. Well
13 again, we're in the process of developing.

14 COMMISSIONER TURNBULL: Yes. No, I
15 think the idea of the concepts, I think it's -
16 - the way it's evolving, I think, is very
17 good. I think I see what you're trying to do.

18 There was one elevation on as you go up the
19 stairs and you're looking at the entry, you
20 call it the gateway --

21 MR. MARSHALL: Yes, yes.

22 COMMISSIONER TURNBULL: But it just

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1 looked like there's just like two pairs of
2 double-glassed doors going in. Is that what
3 I'm looking at? It didn't seem to be that
4 exciting as a main entry or gateway.

5 MR. MARSHALL: Yes. I think you're
6 probably talking either about -- if you could
7 see here in the model, the building bridge is
8 over this new stair that we have coming up,
9 the new grand stair. Let me just take it out.

10 So if I can point out -- yes. The main entry
11 to the building itself is here, right. And so
12 --

13 CHAIRMAN HOOD: Mr. Turnbull, can
14 you turn the mic on?

15 COMMISSIONER TURNBULL: I've got it
16 on.

17 MR. MARSHALL: Okay, and as you can
18 see, the building bridge is over this new
19 grand stair that leads up. So actually this
20 model is little bit earlier than the drawings
21 we have now.

22 There's more of a connection between

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1 the materials that are above and to this
2 level, again to sort of make this sort of one
3 opening in this new porch to the University.
4 So in a sense, we've brought Denard Plaza
5 forward towards Connecticut.

6 COMMISSIONER TURNBULL: I guess I
7 just thought that this thing looked -- your
8 words were very evocative, but the drawing
9 didn't quite live up to the words. I was
10 expecting something a little bit more, as I
11 come up there.

12 MR. MARSHALL: Yes. Well again, the
13 model showing the glass doors are there.

14 COMMISSIONER TURNBULL: Yes.

15 MR. MARSHALL: Which are then
16 inserted inside the glass facade of the
17 atrium. So again, we're still working on the
18 details. I think the drawing itself had more
19 of an opaque feel.

20 COMMISSIONER TURNBULL: No, I
21 understand your concept. I just thought it
22 looked to be just, I don't know. It seems

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1 like it needs another little punch or
2 something there to --

3 MR. LEE: One of the things that we
4 looked at very mindfully was the sun
5 orientation, and how the light filled the
6 space. So it's difficult to see from looking
7 at that.

8 But if you look at this perspective,
9 the amount of opaque surfaces here, versus
10 this being very translucent, and if you can
11 imagine driving down Connecticut Avenue in the
12 morning, with the eastern light, you know,
13 with the atrium, this would be light-filled.

14 And then the retail space or the
15 restaurant space that's here, with the grab
16 and go restaurant, if you could imagine this
17 space, if you, you know.

18 Most people sort of will travel
19 down in the morning and drive back the other
20 way. This whole place, as it lights up in the
21 early evening, would all be basically taking
22 the public space of Connecticut Avenue, and

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1 just going right into that restaurant.

2 COMMISSIONER TURNBULL: What will be
3 the hours for the restaurant? Do you know? I
4 mean you're not there yet, I know. I mean
5 will people in the evening, in the
6 neighborhood, be able to go in eight o'clock,
7 or is it going to be shut down at six or --

8 MR. THOMPSON: No. It is the
9 intention of the University to operate the
10 student center pretty consistent with how
11 student centers operate at most universities,
12 that it's a building that's open later into
13 the evenings, to not only satisfy the student,
14 faculty and staff need or programs during the
15 day, but in that early to mid to late evening,
16 where you can really get that culmination of
17 the neighborhood, faculty and staff in the
18 building, and drawing the programs and the
19 multi-purpose spaces or in the restaurant.

20 COMMISSIONER TURNBULL: The only
21 real seating area outside is this area right
22 by the clocktower, or can you go all the way -

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1 -

2 MR. MARSHALL: No. You can go --

3 COMMISSIONER TURNBULL: You can go
4 all the way down.

5 MR. LEE: Exactly, yes. Basically,
6 what we have are seat walls that follows the
7 main entrance area all the way, and then all
8 other terraces that comes off as part of the
9 amphitheater to slide into that gray would be,
10 you know, obviously you sit there. The
11 staircase is such grand that you know how
12 students like to sit and read and things like
13 that.

14 So we see that, all these areas
15 being animated and activated by students,
16 whether they're sitting or doing other things.

17 One thing I do want to mention on
18 this rendering, when we talked about, you
19 know, you seem very interested about how this
20 activates itself to public area, is that once
21 again, in the evening, as a lot of the people
22 go north, the exercise area, you know, with

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1 the gym and exercise area at that second
2 level, along with the activities at the ground
3 level, will visually once again animate that
4 urban experience.

5 COMMISSIONER TURNBULL: Okay. Thank
6 you. That will be enough for now.

7 CHAIRMAN HOOD: All right. Thank
8 you, Mr. Turnbull. Commissioner May? Okay.

9 COMMISSIONER MAY: Somewhere in the
10 material that we received, I saw a reference
11 to a maximum student population at some point
12 in the past of -- in 1980 of 14,000; is that
13 correct?

14 MS. JUMPER: That is correct, and
15 that took in consideration the University and
16 its multiple sites. Historically, the
17 University, in addition to the Van Ness
18 campus, had other buildings that it actually
19 owned back in 1980. So that took into
20 consideration enrollment at all of the sites
21 combined.

22 COMMISSIONER MAY: I see. So it

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1 wasn't 14,000 at this campus?

2 MR. AVITABILE: Right, and that's
3 why we had clarified it in the prehearing
4 submission, and included information behind
5 Tab B, which had specific information on the
6 population of the Van Ness campus at that
7 time.

8 COMMISSIONER MAY: Okay. Yes, I
9 appreciate the clarification. But sometimes
10 after the clarification, it's not always
11 clear. It's helpful to get an answer
12 directly.

13 MR. AVITABILE: I understand.

14 COMMISSIONER MAY: You see so many
15 different numbers. And why is it that you're
16 expecting that the population will, I don't
17 know, essentially triple in nine years at this
18 campus? Is there something that's happening
19 that's going to drive that population that
20 much further up?

21 MR. AVITABILE: First, and let's
22 make sure we're clear on the numbers. We're

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1 no longer really talking about tripling.

2 COMMISSIONER MAY: Well, doubling.

3 MR. AVITABILE: But doubling, but
4 I'll let the University answer that.

5 COMMISSIONER MAY: Right, yes. So
6 it's doubling the -- the FTE count is
7 currently 3,200, or is that the head count?

8 MR. AVITABILE: That's the head
9 count.

10 COMMISSIONER MAY: That's the head
11 count.

12 MR. AVITABILE: Right.

13 COMMISSIONER MAY: And so the head
14 count would go to 65, or the head count would
15 go to --

16 MR. AVITABILE: Head counts can go
17 to 65.

18 COMMISSIONER MAY: Yes.

19 MR. AVITABILE: And the FTE is
20 currently 23, going to 50, 500, 5,000, sorry.

21 COMMISSIONER MAY: 5,000. Okay. So
22 it's doubling?

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1 MS. JUMPER: Yes. Well, I think the
2 reason why we feel very confident with the
3 doubling of the numbers, so to speak, is we
4 believe very strongly that our University is
5 not as competitive as it can be, in the
6 absence of what is student life elements that
7 universities have, such as student centers,
8 such as on-campus housing.

9 We are not as competitive in that
10 realm right now, because we can't offer that
11 to our students. We do know that we are
12 limited, as I indicated in my testimony, that
13 we are unable to be as attractive to students
14 in our recruiting, because we don't offer
15 those things that many students who have gone
16 away to college and have to return to the
17 District for various reasons, a lot of it is
18 economic shortfall, that they would like to
19 look at the University.

20 But they are not receiving the same
21 kind of amenities that they had at other
22 universities when they come back home. So we

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1 believe by having a student center, it will be
2 a tremendous recruitment tool for not only
3 students in the District, but the students in
4 the surrounding region, as well as nationally.

5 COMMISSIONER MAY: Okay. The one
6 big question I have about the parking and the
7 impacts around the surrounding neighborhood
8 has to do with, you know, whether the
9 surrounding neighborhood has zoned parking.
10 Do we know that? Is it all zoned parking?

11 MR. VANPELT: Most of the
12 residential -- well, I think all of the
13 residential streets have RPP-zoned parking.

14 COMMISSIONER MAY: Okay, and so in
15 theory, even if students were parking in the
16 neighborhood, they theoretically wouldn't be
17 parking more than two hours, because they'd
18 get ticketed if they were -- unless they were
19 coming from the same zone?

20 MR. VANPELT: Correct, unless they
21 had an RPP sticker.

22 COMMISSIONER MAY: For that zone?

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1 MR. VANPELT: Correct.

2 COMMISSIONER MAY: Yes. Okay. I
3 heard earlier that the Commission of Fine Arts
4 is reviewing the plan. I assume they're also
5 reviewing the building?

6 MR. AVITABILE: They are.

7 COMMISSIONER MAY: And have they
8 done that yet?

9 MR. AVITABILE: They have.

10 COMMISSIONER MAY: And so you have
11 concept approval at this point?

12 MR. AVITABILE: We do. They
13 supported, and we can turn this letter into
14 the record, if you'd like to see it.

15 COMMISSIONER MAY: Well, it will
16 just save me asking a lot of questions about
17 the design.

18 MR. AVITABILE: Right. We'll just
19 do that now.

20 COMMISSIONER MAY: I mean the
21 principle being that if you're already getting
22 an extension design review from the Commission

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1 of Fine Arts, I'm not going to get into the
2 real nitty-gritty on your design.

3 MR. AVITABILE: Right, and NCPC is
4 as well. But CFA, we understand, won't drive
5 the bus, so to speak, on the design aspect.

6 COMMISSIONER MAY: I'm sorry, what?

7 MR. AVITABILE: NCPC is also
8 reviewing as well, but we understand that CFA
9 will drive the bus, so to speak on the design
10 piece?

11 COMMISSIONER MAY: Right. I'm aware
12 that it was being reviewed by NCPC, but I
13 won't be reviewing it at NCPC. Okay. So you
14 have -- this is a Commission, I mean a concept
15 review that was done? Is that all?

16 MS. PRINCE: That's correct.

17 COMMISSIONER MAY: Yes, okay. So
18 far. What's the status of the deferred
19 maintenance backlog for the rest of the
20 University? I mean is there -- I know there's
21 always been a backlog and it's been trouble to
22 get money for projects for the University.

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1 Well, there's been a flow, but it just hasn't
2 been enough to keep up. So what's the status?

3 MS. JUMPER: Well, a couple of
4 things have happened in recent years. One, in
5 October of last year, the University was given
6 the opportunity to manage its own capital
7 projects. That was transferred to the
8 University.

9 In addition to that, in January, we
10 were also given our own procurement authority.
11 That helped tremendously our ability to make a
12 case for our ability to expend capital dollars
13 very quickly, and I think to that end, the
14 city has, I guess, rewarded us for that by
15 suggesting in this year's 2012 budget, an
16 increase of \$177 million, which is
17 extraordinarily huge for us.

18 In the past, we've been averaging
19 around maybe 10, 15 million dollars annually.

20 As you indicated, our campus' deferred
21 maintenance goes back maybe a good 25 years.
22 So we do have a very aggressive but a very

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1 comprehensive plan in how we will address the
2 deferred maintenance on our campus.

3 HVAC upgrades is one of the major
4 issues; upgrades of our academic laboratories.

5 There's a host of projects that have been
6 delayed and deferred. So we do have a plan
7 that we would, you know, be glad to share with
8 you, in terms of how we would address the
9 complement of the new building with the old
10 facility.

11 COMMISSIONER MAY: Okay. When you
12 say 177 million, that's the six year capital
13 budget?

14 MS. JUMPER: That is correct.

15 COMMISSIONER MAY: Of 2012. So
16 you're going from ten million a year to 30
17 million a year roughly?

18 MS. JUMPER: Well, I do want to say
19 that we did get an additional \$35 million in
20 2010 for the building of the student center.
21 In addition to that, we had an additional 24
22 million. So that's our existing before the

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1 City Council approves our budget. That's
2 where we are right now.

3 COMMISSIONER MAY: Right, yes. I'm
4 aware that there was funding going back quite
5 a few years, actually, for the student center.

6 MS. JUMPER: That's is correct.
7 Yes, that's correct.

8 COMMISSIONER MAY: And so explain to
9 me why the funding has to be expended before
10 August of 2012? That doesn't make -- I mean
11 that sounds unusual for the city's budgeting
12 for capital projects.

13 MS. JUMPER: I'm very glad you asked
14 that question, and let's start by saying that
15 we were given this funding in 2010, 2010 for
16 the University, to start the initial stages of
17 the design of the student center. As I
18 mentioned, we just got our own procurement
19 authority a year ago.

20 So once we got that, we started
21 immediately in starting the design concept,
22 acquiring the services of a master planner and

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1 our design team to start the process. So we
2 are allocated the \$35 million to be expended
3 over the course of the next two years. We got
4 it in '10, '11 and '12 is actually the last
5 year for which the funding was allocated.

6 Ordinarily, this wouldn't be a
7 problem. As you may know, you can generally
8 expect that that money will carry over.
9 However, we have been, I guess we're in a
10 catch-up mode here at the University, to try
11 to ensure that our capital funding has been
12 sufficient to match our needs.

13 It is a tremendous risk, given the
14 city's capital funding conditions, that we
15 will be in a situation where they will keep
16 this money going forward. We think that it
17 is a tremendous risk, as we are competing with
18 other agencies, that are also making requests
19 for the use of capital dollars, where there is
20 a debt ceiling cap that we think will run out
21 eventually.

22 So it is a risk, and it's one that

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1 will prompt us having to go back to the
2 Council and to the Mayor, to ask for them to
3 reinstate these dollars, which we think is a
4 tremendous risk for the University. So the
5 way the money -- I hope I answered your
6 question.

7 The way it is allocated right now,
8 it is earmarked us for to spend by the end of
9 2012.

10 COMMISSIONER MAY: So it's capital
11 dollars that are going to expire at the end of
12 fiscal 2012?

13 MS. JUMPER: That is correct.

14 COMMISSIONER MAY: That is unusual.
15 I'm sure you recall that my past work --

16 MS. JUMPER: Yes, I do. Yes sir, I
17 do.

18 COMMISSIONER MAY: --with the
19 capital budget, and it's -- I mean the norm is
20 that the capital dollars didn't typically --
21 their availability didn't expire. There might
22 be competition for those dollars, but they

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1 didn't typically expire.

2 MS. JUMPER: When given those
3 dollars two years ago by the then-chairman and
4 the rest of the Council, it was done with the
5 expectation that this building would be built
6 in the time frame that the money was
7 allocated. So the bottom line is we could go
8 back to the Council should this not be
9 approved.

10 The reality is that because it is
11 such a competitive environment right now for
12 capital dollars, and the fact that the
13 University has not yet caught up, where we're
14 now hopefully getting this funding for 2012,
15 it is a tremendous risk, that we may not be
16 given that same level of consideration.

17 I think, you know, we've spent a lot
18 of dollars, as you can see at this table, to
19 get to a point of a design concept, and we
20 believe that it would be an unfortunate
21 situation if we had to go back, if we were
22 unable to spend these dollars in the time

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1 frame that it was allotted.

2 COMMISSIONER MAY: Okay, thanks.
3 One last question. I heard a reference to a
4 letter, I guess, from the Applicant to ANC 3F
5 on April 27th. Do we have that in the record?

6 MR. AVITABILE: You have something
7 substantially similar, which is what we
8 submitted on the 28th. We'd be happy to give
9 you a copy of the letter we submitted to the
10 ANC. I have one copy with me now, and I'm
11 sure we could get copies made.

12 COMMISSIONER MAY: It's
13 substantially the same or virtually identical.
14 I mean is there any real value in having two
15 pieces of paper saying the same thing?

16 MR. AVITABILE: I don't necessarily
17 think so. The primary piece of both of them
18 was submitting the detailed conditions. The
19 conditions are identical between the two. The
20 only thing that might differ is the language
21 in the letter that accompanies those
22 conditions.

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1 COMMISSIONER MAY: All right. I'll
2 be satisfied for the moment with the April
3 28th submission, and if we have any questions,
4 we may still want to have the one that went to
5 the ANC. You know, there's certainly lots of
6 things that I could say about the design of
7 the building, but I'm just going to defer on
8 that.

9 I do appreciate Commissioner
10 Turnbull's comments with regard to the detail
11 that we see. There are a few very good views
12 that give you some sense of what the building
13 is like, and the one that we see right there
14 behind you, I think, gives you some sense of
15 what the building is like.

16 But there are others that are really
17 kind of diagrammatic, and aren't giving you
18 much information, and aren't giving you much
19 information. So I would appreciate, if there
20 is going to be some additional submissions
21 that just demonstrate the feel of the
22 building, I think that would be helpful.

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1 I won't get into needing to see, you
2 know, enlarged elevations with material
3 callouts and things like that. I'm just going
4 to try to restrain myself. So thank you.

5 CHAIRMAN HOOD: Okay. Who would
6 like to go next?

7 COMMISSIONER SELFRIDGE: Thank you,
8 Mr. Chairman. There's talk about putting a
9 cap at 6,500 on a head count basis, and 5,000
10 students on an FTE basis. Are there
11 continuing education courses as well at UDC,
12 that are non-creditable? Is there anything
13 that's being missed here, that isn't being
14 encompassed by these numbers?

15 MS. JUMPER: We do have the
16 continuing education program at the
17 University. But this took in consideration
18 all academic offerings, to include the
19 continuing education. It did not factor in
20 the community college. That component was
21 extracted. So this is purely everything that
22 happens on the campus, to include a continuing

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1 education component as well.

2 COMMISSIONER SELFRIDGE: So non-
3 creditable is not a separate classification of
4 student?

5 MS. JUMPER: Not in this
6 calculation, no sir.

7 COMMISSIONER SELFRIDGE: When you
8 talk -- well, I guess to stay on that, what
9 about faculty? What's the impact of the
10 increased enrollment on faculty numbers?

11 MS. JUMPER: WE are looking at a
12 complement of faculty that will match what we
13 did historically at the University. So
14 faculty was a component of our consideration,
15 when we looked at the FTE count as well, the
16 growth that would mirror moving up to a 6,500
17 head count.

18 COMMISSIONER SELFRIDGE: What's the
19 number today? What's the number in 2011 at
20 full capacity?

21 MS. JUMPER: Of faculty?

22 COMMISSIONER SELFRIDGE: Yes.

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1 MS. JUMPER: Currently, our faculty
2 is one thousand --

3 MR. AVITABILE: 681.

4 MS. JUMPER: Thank you.

5 COMMISSIONER SELFRIDGE: What's the
6 number in 2011 at 6,500 head count of
7 students?

8 MR. AVITABILE: I don't believe we
9 have that, but we could get that for you.

10 COMMISSIONER SELFRIDGE: I think
11 that would be helpful, just to understand the
12 real impact of the increased students, if you
13 do reach those maximums. On the housing, Van
14 Ness South is currently the only off-campus
15 housing that UDC master leases; is that
16 correct?

17 MS. JUMPER: That is correct.

18 COMMISSIONER SELFRIDGE: And there's
19 31 units in Van Ness South?

20 MS. JUMPER: Currently occupied,
21 yes.

22 COMMISSIONER SELFRIDGE: How many

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1 actual residents are there in Van Ness South?

2 MR. AVITABILE: I believe it's 108
3 total, but I'll let Ms. Jumper confirm that.

4 MS. JUMPER: That is correct.

5 MR. AVITABILE: That includes the
6 resident advisors, and that will stay at the
7 same number in that building, yes?

8 MS. JUMPER: Yes.

9 COMMISSIONER SELFRIDGE: Okay, and
10 then you're retaining the right or the option
11 to go up to 100 total off campus apartments?

12 MS. JUMPER: That is correct.

13 COMMISSIONER SELFRIDGE: Until the
14 new housing is built?

15 MS. JUMPER: Yes.

16 COMMISSIONER SELFRIDGE: And when do
17 you project the new housing to be built? I
18 did see some language talking about the
19 unpredictability of it.

20 MR. THOMPSON: There is some
21 unpredictability, but we feel comfortable that
22 following approval of a master plan and

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1 identification of funding, it's about an 18 to
2 24 month process, from design through actually
3 opening the housing complex.

4 COMMISSIONER SELFRIDGE: And then
5 you feel like at the approval of your master
6 plan, if you do receive that, that you're
7 going to move forward immediately, or very
8 shortly thereafter, on the planning for the
9 student housing?

10 MR. THOMPSON: Yes, that is true.

11 COMMISSIONER SELFRIDGE: That's in
12 your short-term horizon?

13 MR. THOMPSON: Yes, that is true.

14 MS. JUMPER: Yes.

15 COMMISSIONER SELFRIDGE: And then
16 what is the funding for that based on?

17 MS. JUMPER: We're exploring several
18 avenues. One is to look at a developer
19 actually building on behalf of the University,
20 where they would lease the building back and
21 students would pay by virtue of their
22 financial aid or, if they can afford to pay,

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1 individually.

2 But they would pay the cost directly
3 to the developer, and the developer would
4 build and manage the building on behalf of the
5 University, and we would buy it back over
6 time. That's one model.

7 We've also talked to stakeholders at
8 the city, to see if there are revenue bond
9 opportunities. That was something that was
10 offered to us to consider. I think the most
11 likely way of us funding this would be through
12 the developer model, comparable to other
13 universities now, something that doesn't
14 impact the debt ceiling.

15 We think that that would be the most
16 expeditious way to get the housing built on
17 our campus.

18 COMMISSIONER SELFRIDGE: Okay. So
19 the total of 600 beds, and that will obviously
20 be in excess of what you have, if you get 100
21 units leased out off-campus? So you feel like
22 that's sufficient for the demand that you'll

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1 have at that point?

2 MS. JUMPER: We do believe that
3 that's sufficient at this time.

4 COMMISSIONER SELFRIDGE: Okay. On
5 the parking and the transportation report, I'm
6 looking on page five, and it talks about the
7 2006 enrollment levels, which you kind of have
8 to cross-reference a couple of documents here
9 to extract the numbers.

10 So I'm looking at the Office of
11 Planning report dated April 25th, and then the
12 transportation study dated April 6th, page
13 five. And what I'm reading is that there is a
14 2010 survey of parking usage, and that the
15 University garage peaked at approximately 95
16 percent.

17 But 2010 levels of student
18 enrollment and associated faculty are half of
19 what you are proposing throughout the course
20 and the life of your campus plan. It's really
21 closer to 2006 enrollment levels, is what
22 we're looking at, by the time we get to 2020

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1 on this.

2 So I'm just curious. If we're at 95
3 percent peak usage, and 91 percent average
4 usage, with half the student population, how
5 are we going to manage that? Do we really
6 think that, you know, and just to reference
7 another document, to get a little more
8 confusing, there's a DDOT report that came in.

9 I think the statement they made was
10 "DDOT knows better to assume all future trips
11 will occur by these transportation methods."

12 I think it's reasonable to assume that there
13 will be additional vehicle traffic to this
14 site, and that there will be impacts on
15 parking. How are we going to deal with the
16 additional impacts?

17 MR. VANPELT: I think one of the
18 things to point out is that the DDOT report
19 was looking at the higher population numbers.

20 But right now, there really is no TDM plan to
21 speak of. The University has no real TDM
22 plan, other than they're on top of a Metro

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1 Station.

2 So that's one of the things that
3 will have to be, you know, we realized, when
4 we started this planning effort, there will
5 have to be a very robust TDM plan put in
6 place, that will encourage all those alternate
7 modes of transportation. Part of this is also
8 monitoring.

9 We don't know exactly how people get
10 to campus today. So part of what needs to
11 happen is a monitoring plan that will continue
12 to look at how people do get to campus, to
13 continue to encourage these other alternate
14 modes of transportation, which we've seen at
15 other universities in the District have been
16 very successful.

17 COMMISSIONER SELFRIDGE: I'm not
18 sure that that's -- that's an answer, but I'm
19 not sure that's a full answer. I think that
20 you're going to double the population, using
21 95 percent of the garage, and I don't think
22 it's realistic to think that there's not going

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1 to be spillover in the surrounding
2 neighborhoods, even if there's mark to base
3 pricing.

4 Frankly, mark to base pricing could
5 push more cars out on the streets, because
6 people don't want to pay the extra cost of
7 parking. So I just -- I don't think that it's
8 realistic to think that there's going to be no
9 spillover impact on the parking.

10 MR. VANPELT: Yes. I think one of
11 the things that we always, what we always see,
12 especially in an urban environment like this,
13 is if you have available parking, especially
14 available inexpensive parking, which it has
15 largely been, it fills up. It's going to fill
16 to capacity, because it's cheap and it's
17 plentiful.

18 So I think that's part of the TDM
19 plan has to be, to discourage the use of the
20 parking in the first place. But then we do
21 agree, and that's why the University's
22 agreeing to a good neighbor policy, so to help

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1 with those pressures of the on-street parking,
2 to discourage that from happening, monitoring
3 that and policing that, so that we're helping
4 to protect the on-street parking for the other
5 neighbors in the community.

6 COMMISSIONER SELFRIDGE: The 932
7 spaces include the 100 spaces in Building,
8 what was it, Building 52, 57.

9 MR. VANPELT: Correct. 52 and 57.

10 COMMISSIONER SELFRIDGE: And Wilson
11 is using that on a temporary basis, and then
12 when do those spaces revert back to UDC?

13 MS. JUMPER: We will have those
14 spaces by the beginning of July. They will be
15 out of the building by that time.

16 COMMISSIONER SELFRIDGE: So they're
17 going to be back in your count fairly early in
18 this.

19 MS. JUMPER: That's correct.

20 COMMISSIONER SELFRIDGE: I guess I'd
21 like to -- I guess I'll look forward to seeing
22 ANC 3F's parking plan as well. I always have,

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1 I understand what the idea is, to restrict
2 parking so that people who are discouraged to
3 drive. But I think we can look at many
4 neighborhoods throughout the city, Georgetown,
5 Capitol Hill, Dupont Circle, and see a lack of
6 off street parking facilities, and still see
7 the residential streets jammed.

8 So I'm not sure that that philosophy
9 is foolproof. So I'd be curious to see what
10 we see in a second study, in terms of what we
11 think those impacts will be.

12 There are a couple of other pieces
13 in here, and once again, there's been a lot of
14 documents, where it seems like some of these
15 improvements are contingent upon funding
16 sources.

17 I think one I saw specifically was
18 the landscaping and perimeter improvements.
19 Have we gotten to the point where these
20 proposed conditions are set in stone, that we
21 know that what we're offering is going to
22 occur? Are there still contingencies attached

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1 to some of these conditions? That's for
2 anybody.

3 MR. THOMPSON: Those perimeter
4 campus improvements are identified as a part
5 of the plan proposed to the city, that would
6 be connected with the capital budget
7 increases. So once those budgets are
8 increased and actually made a part of our
9 plan, they will be in the earlier part of our
10 six-year plan, to expend those capital
11 resources, to address the concerns that are
12 now listed as contingent on funding.

13 COMMISSIONER SELFRIDGE: Uh-huh.
14 The Van Ness Street garage, is that a major --
15 that is the major access point to that garage,
16 the Van Ness Street, the garage at the Van
17 Ness Street entrance?

18 MR. VANPELT: Yes, it is.

19 COMMISSIONER SELFRIDGE: How do
20 people access that? Do they access that
21 through Connecticut Avenue, do they access
22 that through Wisconsin Avenue, Reno, probably

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1 Reno Road as well? What's the main direction
2 in which people come to that garage?

3 MR. VANPELT: The main access is off
4 of Van Ness. There's a secondary access --

5 COMMISSIONER SELFRIDGE: But how do
6 they get to Van Ness? Do they get to Van Ness
7 through Wisconsin? I mean which way do they
8 come down Van Ness? From Wisconsin, from
9 Connecticut, from Reno?

10 MR. VANPELT: The primary way is off
11 of Connecticut Avenue. I mean we can look, go
12 back to our traffic counts, and I can get you
13 the exact percentages of how people get there.

14 COMMISSIONER SELFRIDGE: Yes. I
15 think that would be helpful. I'd be curious
16 to see how they're actually traversing. You
17 would think Connecticut Avenue.

18 But I know when I go up that way,
19 sometimes Reno Road is the most direct
20 thoroughfare. So I'd be curious to see
21 exactly how these cars are accessing that
22 site, recognizing it's off Van Ness Road, but

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1 you've got to turn onto Van Ness Road.

2 And then this is really just for my
3 informational purposes. Is Denard Plaza
4 currently being renovated? That's ongoing as
5 we speak?

6 MS. JUMPER: Yes. We're well
7 underway on that project.

8 COMMISSIONER SELFRIDGE: Okay. And
9 then I'm sorry, one final question. I
10 apologize. Bike spots. We're proposing that
11 bicycles is going to be a major contributor to
12 offsetting the parking demand, but we're only
13 increasing the spots by ten. Is that true?

14 MR. VANPELT: No.

15 COMMISSIONER SELFRIDGE: I might
16 have misread that.

17 MR. VANPELT: We have, what we have
18 recommended is really minimums. In the bike
19 recommendations, we have 75 commuter spaces,
20 at least 75 commuter spaces that would be
21 secured and covered. Then we've recommended
22 places around campus, where there would need

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1 to be at least four inverted U racks with a
2 capacity for eight bikes.

3 We have several locations where
4 those have been recommended on the periphery,
5 and those are minimum recommendations. So in
6 total, when you add that all up, you're in the
7 order of about 100 -- let's see. I think
8 about 125 or something spaces minimum.

9 COMMISSIONER SELFRIDGE: And how
10 many spaces are there now?

11 MR. VANPELT: There's really --
12 there are only two racks on campus.

13 COMMISSIONER SELFRIDGE: So that's a
14 major increase?

15 MR. VANPELT: Yes. It's a major
16 change from what's there today on campus.

17 MS. JUMPER: Capitol Bikeshare is
18 closely adjacent to the campus.

19 COMMISSIONER SELFRIDGE: And that's
20 very popular, I'm sure. It's very popular
21 everywhere.

22 MS. JUMPER: Uh-huh.

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1 COMMISSIONER SELFRIDGE: And then on
2 the student center, we heard a little bit of
3 testimony to it, but it just -- could this
4 really be completed by fall of 2012? Can it
5 be built that quickly?

6 MR. THOMPSON: Yes, it can.

7 COMMISSIONER SELFRIDGE: Should have
8 got him for my renovation. Seems quick, so
9 yes.

10 MR. THOMPSON: We do understand it
11 is an aggressive schedule, but it is one that
12 can be achieved.

13 COMMISSIONER SELFRIDGE: Okay,
14 great. I think that's all, Mr. Chairman.
15 Thank you very much.

16 VICE-CHAIRMAN SCHLATER: Thank you,
17 Mr. Chairman. I think the first thing I want
18 to talk about is basic head count. The
19 testimony was that there's 2,200 FTEs and
20 3,200 head count. Just so I understand,
21 that's how it exists today. Does that mean
22 you have 3,200 students at any one time coming

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1 to the campus?

2 MR. AVITABILE: No. What the head
3 count number represents is the total number of
4 students enrolled in a class. So that would
5 be the total number of students that are
6 enrolled in classes at the University.

7 Obviously, the number, the actual
8 number of students on campus at any one time
9 is considerably lower, because not everyone's
10 taking a class all at the same time.

11 VICE-CHAIRMAN SCHLATER: Now is
12 that the same for every semester, or is that
13 an average over the course of the year?

14 MR. AVITABILE: This is just the
15 fall 2010 semester. When we talked about our
16 cap, the idea is the cap would apply to every
17 single semester. Typically, the fall semester
18 at UDC and at most institutions is the higher
19 semester, because people enroll, thinking
20 they're going to stick it out for the full
21 year, and then inevitably some people don't.

22 But we would apply the cap, as I

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1 think OP recommended in their supplemental OP
2 report. It would apply, regardless of
3 semester. That would be the maximum number of
4 students enrolled at one time.

5 VICE-CHAIRMAN SCHLATER: So is it
6 fair to say you're looking to double the
7 enrollment, before you have to come back to
8 the Zoning Commission for a further increase
9 in the caps?

10 MR. AVITABILE: Yes, that would be
11 correct.

12 VICE-CHAIRMAN SCHLATER: Okay. How
13 many students currently live within a mile of
14 the campus? It's characterized as people are
15 living all over the District and taking public
16 transportation or driving. Is that the vast
17 majority of the students?

18 MS. JUMPER: I would say the vast
19 majority are not living in close proximity to
20 the campus. I think the only number where I
21 could speak with certainty are the students
22 that are housed at Van Ness South, is of the

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1 students that are a part of our formal housing
2 off-campus program. So that's 108 students.

3 VICE-CHAIRMAN SCHLATER: And those
4 108 students, are they District residents who
5 are living in campus housing, who opted to
6 live in campus housing?

7 MS. JUMPER: It's a variety. The
8 majority are District residents. Most of them
9 are athletes, and the balance -- there are
10 some international students as well.

11 VICE-CHAIRMAN SCHLATER: Okay, and
12 you're anticipating increasing the demand for
13 the student housing up to 600 beds on campus;
14 correct?

15 MS. JUMPER: That is correct, yes.

16 VICE-CHAIRMAN SCHLATER: And where,
17 I guess my question is where is that demand
18 being generated from? Is there currently
19 demand for that? Do you have 600 students
20 approaching the University, saying we are
21 looking for housing on campus?

22 MS. JUMPER: I will respond in two

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1 ways. We have conducted surveys of our
2 student population, just to get a sense of
3 what the demand would actually be. We feel,
4 based on the Board's resolution up to a
5 number, it took some time and we had some
6 issues in terms of how long it would take to
7 get the apartment ready for the school year.

8 So we probably could have filled
9 more rooms than we did. It became a point in
10 time, though, it didn't make sense
11 economically for the students, as we were
12 working through our first opportunity to have
13 a formal process of housing.

14 It was not cost-effective for us to
15 offer it to our students, because they
16 wouldn't have a complete year, basically, or a
17 semester in the housing. So we capped it at
18 31.

19 We had a demand beyond that. We
20 still have a demand that could go beyond the
21 31 that we fill now. I think the other point
22 is that, you know, we -- with the building of

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1 a student center and having on-campus housing,
2 have something to market now to students who
3 previously didn't consider us, because they do
4 look for those kind of elements for
5 residential life, more a feel of a collegiate
6 experience.

7 So housing complements the student
8 center. So we do feel very confidently. We
9 also, I do need to mention, have students
10 coming from the community college, who's our
11 next feeder opportunity. The two year student
12 will hopefully see the value in education
13 beyond the two year experience, and want to
14 come to the University. That's a population
15 of students that we expect to come back to us.

16 So our recruiting strategy, with the
17 student center and with on-campus housing,
18 will change vastly. Just to use an example,
19 we would have loved, while we had students
20 from Wilson High School down the street, to
21 make that an attractive opportunity. There
22 are a lot of kids who want to stay in the

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1 District, you know, we -- because of the
2 affordability, we can be very attractive to
3 students.

4 In fact, a lot of students who come
5 from outside the region come because of the
6 affordability, and they are getting a quality
7 education. This just makes the package
8 complete. So that's why we feel very
9 confident that 600 beds would be very
10 achievable.

11 VICE-CHAIRMAN SCHLATER: Can you
12 briefly explain what measures the University
13 is going to take, once you have 600 beds on
14 campus, to mitigate the inevitable tension
15 between the campus and the adjacent
16 residential neighborhoods?

17 MS. JUMPER: In terms of?

18 VICE-CHAIRMAN SCHLATER: Outreach
19 to the community, engagement, I don't know. I
20 think there's examples around town of how
21 universities have come up with fairly
22 comprehensive and proactive programs, to

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1 engage the neighborhood and address their
2 concerns, before it gets into a very combative
3 relationship.

4 MS. JUMPER: Yes, I can respond to
5 that. I think what came out very clearly in
6 the many community meetings that we had, the
7 sessions that we had, one of them, I think,
8 was the most pointed, where the residents to
9 basically define what do they like about the
10 University, what would they like to see in our
11 master plan, but also how did they want to
12 engage the University beyond what they
13 currently experience right now.

14 One of the things that came out very
15 clear was the community felt somewhat
16 distanced from the University. A lot of it
17 had to do with the architecture, but also the
18 fact of lighting and wayfinding. There were a
19 host of obstacles that they viewed in the way
20 we're currently configured with the community.

21 We took a lot of that, and much of
22 that into consideration. If you read through

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1 the detail of our plan, it's very clear that
2 we were -- we heard those comments. What we
3 also mentioned is that we would explore, and I
4 think the community -- well, actually we're
5 committed to. I'm not going to say
6 "explored." We're very committed to
7 establishing Friends of the University of the
8 District of Columbia.

9 I think that's an outreach that
10 hasn't happened in the past, or at least as
11 far as I can tell historically. But people
12 obviously want to be more engaged and
13 knowledgeable about what's happening on our
14 campus. We have a very strong fine arts and
15 performing arts program at the University.

16 We do have continuing education
17 programs that we would like to build, based on
18 the input of our community. So we are very
19 prepared and committed to establishing a
20 formal outreach to the community --

21 VICE-CHAIRMAN SCHLATER: I guess to
22 put fine point on it, I think the University

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1 needs a plan for how to address those
2 problems that are going to occur, between
3 undergraduate students, who are coming home,
4 you know, at all hours of the night, and may
5 interrupt the residential neighborhood.

6 MS. JUMPER: Sure.

7 VICE-CHAIRMAN SCHLATER: I think we
8 just need to put some meat on the bone with
9 respect to that aspect.

10 MS. JUMPER: Okay.

11 VICE-CHAIRMAN SCHLATER: Because
12 this is a new thing for the University, having
13 the on campus housing, and having the
14 residential population.

15 MR. THOMPSON: Commissioner
16 Schlater, if I could. Prior to my time at the
17 University, I functioned for about 12 years as
18 a university consultant, just doing quality of
19 life facilities. I bring that up to sort of
20 set a frame of reference for my perspective on
21 a response to your question.

22 I think one of the benefits of us

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1 looking at a developer to develop our housing
2 program is because it allows us, in our
3 solicitation and selection, criteria to
4 identify a developer that's had experience
5 with starting of zero to 600 or zero to
6 hundreds of beds on campus.

7 Because that experience would also
8 allow them to consult us on ways we could
9 specifically address a plan, that sets up our
10 regular meetings with the community, sets up a
11 management staff within the building that will
12 address the concerns specific to our campus.

13 They're just some of the reasons why
14 that's one of the most entertaining options
15 for us, in terms of bringing housing to the
16 University.

17 VICE-CHAIRMAN SCHLATER: And I
18 think that's exactly the right path. But I
19 think in order to get the campus plan
20 approved, with the introduction of 600 beds of
21 housing, I think there just needs to be a plan
22 on the table that talks about it, because I

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1 don't -- I have a sense, from the submissions
2 that we have received from the various
3 community organizations, is that there is some
4 unease there on that relationship.

5 I would say traffic, and then the
6 student housing is right up there as one of
7 the main concerns. So anything you could do
8 to supplement the record would be helpful.

9 MR. AVITABILE: We can certainly
10 work on that, absolutely.

11 MR. THOMPSON: I should also note
12 there's a student code of conduct that exists
13 with the campus right now, that right now
14 we're using as our plan for addressing
15 appropriate behavior in the off campus
16 housing.

17 VICE-CHAIRMAN SCHLATER: Okay,
18 great. Thank you, and have we finalized the
19 footprint and the height of the student
20 housing, where it's going to be located and
21 how tall it's going to be? I know I've got so
22 much paper here, I'm having a hard time

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1 flipping through everything. Maybe you can
2 point me in the right direction.

3 MR. AVITABILE: Yes certainly. The
4 location is finalized. If you wanted to look
5 at one exhibit to show it, it's the one you've
6 already seen tonight. I want to say it's Tab
7 E of the large book, the prehearing
8 submission, April 18th. That shows where it
9 will be located, in terms of where it will be
10 located on the campus.

11 That same document on Tab M, there's
12 the total GFA of the building, also notes that
13 it will be about four stories, and it gives a
14 footprint of 70,000 square feet for that
15 building.

16 VICE-CHAIRMAN SCHLATER: Okay.

17 MR. AVITABILE: That gives you a
18 sense of what the impact would be on the --

19 VICE-CHAIRMAN SCHLATER: It was
20 moving around, but it seems like it's --

21 MR. AVITABILE: It has now stopped
22 moving. For now it has stopped moving.

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1 VICE-CHAIRMAN SCHLATER: That seems
2 to be fixed. That's excellent. Then the last
3 thing has to do with the parking garage. I
4 think you've heard -- well, second to last
5 thing. The thing about the plan, I think in
6 general the concern about traffic and parking
7 is a legitimate one, when you're talking about
8 expanding the number of students, faculty,
9 activity at the site, all of which I think is
10 great.

11 I think you've demonstrated on the
12 record that the facility was originally built
13 to accommodate many more people, and I think
14 it's a shame when District facilities aren't
15 used to their full capacity. We definitely
16 are excited about the plans for breathing new
17 life into these buildings.

18 But I think we need to look very
19 closely at the operations of that garage. I
20 think the garage itself has enough capacity to
21 handle the University's needs. But I'm not
22 sure that the traffic report that we received

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1 fully demonstrates that.

2 I find it hard to believe that
3 there's going to be no traffic and parking
4 impacts from this expansion of the University.

5 I think we just need to address that better,
6 maybe in a supplemental submission.

7 Also, I'd like to know who's using
8 the garage now, if there's information on
9 that. What percentage of the garage is being
10 used by students and faculty, versus just
11 regular old public parkers who have a good
12 deal? I wonder, I think I read somewhere that
13 the garage is free for a certain period of
14 time?

15 MR. THOMPSON: The current rate is
16 3.50, three dollars and 50 cents for
17 University-affiliated parkers, and \$8 all day
18 for non-University affiliated parkers.

19 I think as a part of the
20 University's plan for enhancing our
21 facilities, looking at parking operators and
22 looking -- we've already installed automated

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1 arms that would help us really control who is
2 able to park, and whether they're University-
3 affiliated or not.

4 It just feeds into the larger TDM,
5 and how we would handle parking concerns on
6 campus.

7 VICE-CHAIRMAN SCHLATER: Okay,
8 great. Thank you. Then the last couple of
9 things are on the further processing, and
10 maybe Mr. Marshall can help me out on this.
11 In terms of retail space in this building, I
12 read somewhere that there is retail space, but
13 I wasn't sure I was able to locate it. Where
14 is it in the plan?

15 MR. MARSHALL: Right now, at street
16 level, there is, will be a grab and go that is
17 adjacent to the dining hall facility.

18 VICE-CHAIRMAN SCHLATER: Is that
19 like a sandwich shop?

20 MR. MARSHALL: Yes. It's basically
21 like a market, yes, a farmers --

22 VICE-CHAIRMAN SCHLATER: Marvelous

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1 Market.

2 MR. MARSHALL: Marvelous Market.

3 VICE-CHAIRMAN SCHLATER: Okay. I
4 know that. Good stuff.

5 MR. MARSHALL: It will also have
6 direct access off of Connecticut Avenue,
7 directly into it.

8 VICE-CHAIRMAN SCHLATER: Okay.

9 MR. MARSHALL: But then also through
10 the student center atrium itself.

11 VICE-CHAIRMAN SCHLATER: Yes.

12 MR. MARSHALL: So it's in this
13 location here, and then the dining facility is
14 in this location. The kitchen and backup
15 house is back in this area.

16 VICE-CHAIRMAN SCHLATER: Is there
17 an entrance to that dining facility off of
18 Connecticut Avenue? You said there was.

19 MR. MARSHALL: Yes.

20 VICE-CHAIRMAN SCHLATER: Is it at
21 grade entrance, or do you step down into it?

22 MR. MARSHALL: At grade.

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1 VICE-CHAIRMAN SCHLATER: It's at
2 grade, and what are the -- what's the height,
3 the ceiling heights in the retail space?

4 MR. MARSHALL: Probably it's almost
5 18 feet, because what we're doing actually --

6 VICE-CHAIRMAN SCHLATER: It kind of
7 looks like it's buried a little bit on the
8 drawings, because I realize you have a grade
9 change. But I'm just looking at that
10 rendering right now.

11 MR. MARSHALL: Connecticut Avenue,
12 as you know, it slopes downhill. So there
13 will be a bit of an area that we'll have to
14 dig out, that will give us direct access to
15 the food court, food area, Because we're
16 coming in at a lower portion of the site here.

17 So again, because we're sloping
18 down, we want to get pretty much all of this
19 level when you enter at street level at this
20 portion of the building, on one ground plane.

21 VICE-CHAIRMAN SCHLATER: Okay. So
22 what's the grade change between the top of the

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1 site and the ground level?

2 MR. MARSHALL: Well, if you start at
3 this, near the site it's roughly six feet to
4 the front, and then probably another six feet
5 in this direction from here to here. So we're
6 looking at sort of a still height at maybe
7 three feet. There's also, there is a step-up
8 here, four feet from the street, where you
9 come off of an elevator to the front door.

10 So here are a number of steps here,
11 and we also have an ADA ramp, that will get
12 you up from this portion up to the main entry
13 to the building. Then people will be able to
14 use, to traverse from street level up to the
15 upper plaza, to be able to use the elevator
16 that is located inside of the student center.

17 VICE-CHAIRMAN SCHLATER: The only
18 comment I would make, I think I agree with
19 Commissioner Turnbull on the entry feature.

20 MR. MARSHALL: Yes.

21 VICE-CHAIRMAN SCHLATER: It doesn't
22 quite grab me as an entry feature now, and I

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1 think it could be very nice, big, tall, glass
2 atrium.

3 MR. MARSHALL: Yes.

4 VICE-CHAIRMAN SCHLATER: But I
5 think it needs some work, and I would ask, in
6 your supplemental submission, to maybe provide
7 some further thought on that entry.

8 MR. MARSHALL: Sure.

9 VICE-CHAIRMAN SCHLATER: Otherwise,
10 I think the building, it's an interesting
11 building. It's got a lot of different shapes
12 to it.

13 But I think it will vastly improve,
14 you know, the front door to the University. I
15 think it will be a great improvement to the
16 area around the Metro stop, and can bring life
17 to the area, which everybody's to be commended
18 on that effort.

19 MR. MARSHALL: Thank you.

20 CHAIRMAN HOOD: I just have a few
21 quick questions, and I'm going to try to go
22 through them real quick. Let me first of all

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1 say, I believe this is the first campus plan
2 that UDC has ever done; am I correct?

3 MS. JUMPER: That is correct.

4 CHAIRMAN HOOD: I want to commend
5 you on this plan. While there's still some
6 massaging to do, I think we have a unique
7 opportunity here. In my tenure, every campus
8 plan was always well into a campus plan.

9 This is the first one where we have
10 a trend, as commissioners, in trying to make
11 it really work this neighborhood, as opposed
12 to some of the other things that we have to
13 deal with in other campus plans.

14 Let's talk about the behind Tab E.
15 I'm just curious. Does UDC, and I actually
16 know the answer, but I need to ask for the
17 record. Does UDC have a football team?

18 MS. JUMPER: It does not have a
19 football team. However, it is a desire at
20 some point in the future to have one. But
21 obviously cannot be housed on the existing
22 campus.

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1 CHAIRMAN HOOD: But they had one
2 previously, that used to practice back in this
3 area, if I'm not mistaken?

4 MS. JUMPER: That's my
5 understanding.

6 CHAIRMAN HOOD: Do they still have a
7 band?

8 MS. JUMPER: They do not.

9 CHAIRMAN HOOD: They don't have a
10 band.

11 MS. JUMPER: Do not have a band.
12 This all speaks to developing the footprint of
13 the University, to have a more vibrant campus
14 life that's missing now.

15 We are building on that. We are
16 investing in athletics by virtue of hiring a
17 new athletic director. We've hired a very
18 brand new basketball coach in Jeff Ruland. So
19 we are on the build. We're in a renaissance
20 now. That's how we describe ourselves.

21 CHAIRMAN HOOD: You hired Jeff
22 Ruland. Are you winning?

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1 MS. JUMPER: We're working towards
2 it. But the girls are winning. The women's
3 team is winning.

4 CHAIRMAN HOOD: Got to have some --

5 MS. JUMPER: We're in a building
6 mode.

7 CHAIRMAN HOOD: But one of the
8 things that I saw in the plan was, and it
9 looks like it needs some more work, is the
10 working with the community. I'm big on that.

11 I want to make sure that we work with the
12 community.

13 Sounds like, from what I heard from
14 Commissioner Perry, it sounds like she was
15 open, or the ANC. I don't want to say just
16 her. It sounds as though they're open. It
17 sounds like they want to work, and they want -
18 - actually, the way they wrote their
19 submission to us, it basically says if we did
20 not postpone, what they would like to see.

21 But it also talks about they felt
22 like they needed more time to get to where you

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1 are. I think there's some negotiation ground
2 that can happen, because hopefully -- I'm not
3 saying you're going to all agree. You may
4 come back and don't agree, and then we'll have
5 to make the decision. But it's always good to
6 let the neighbors, who are going to be most
7 affected, make that decision.

8 But let me ask this of the traffic
9 consultant. I noticed a lot of this is being
10 put on UDC as far as traffic. I go on
11 Connecticut Avenue, whether UDC's in session
12 or not, and I try to stay off of it.

13 When you've done your analysis of
14 the traffic pattern, was some of it done when
15 school was out of session? I tried to look in
16 your report, to try to distinguish the
17 difference.

18 MR. VANPELT: No. I mean our counts
19 were taken while school was in session, and we
20 purposely make sure we do that, and make sure
21 we capture typical conditions when classes are
22 in session.

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1 CHAIRMAN HOOD: I guess I'll ask
2 that question, because if it's out of session,
3 I would just like to see how far off, how much
4 exactly is an impact that UDC's causing this
5 community. Is it really UDC, or is it the
6 Maryland tags and everything else that comes
7 in?

8 So you know, I just would like to
9 see that. I'm not sure if it would take you
10 through too much more investigative work. But
11 I think, to me, that's a key component.

12 MR. VANPELT: I think we can pull
13 that information out of our data that we have
14 already.

15 CHAIRMAN HOOD: I'd like to see
16 that. The student center. I'm trying to
17 remember where the elevator is for the Metro.
18 Is that in front of Building 39, or is it 38?

19 MS. JUMPER: 38.

20 MR. THOMPSON: It's more in front of
21 38, and there's an image that sort of shows
22 how the location of that elevator and

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1 perspectives to the main entrance of the
2 building.

3 CHAIRMAN HOOD: And I saw that a
4 while back, and I'm looking at this. So show
5 me -- okay. The elevator, just point to it.
6 If you can point to the elevator. Okay.

7 MR. MARSHALL: The part is actually
8 shown in white, so it doesn't --

9 CHAIRMAN HOOD: Okay. So that's the
10 elevator. You mentioned that earlier, okay.

11 MR. MARSHALL: It's in plan at
12 street level. It is here, in that location.

13 CHAIRMAN HOOD: Okay. That's the --

14 MR. MARSHALL: The existing
15 elevator. So we're not going to move that.

16 CHAIRMAN HOOD: Okay.

17 MR. MARSHALL: It's actually not on
18 UDC's property.

19 CHAIRMAN HOOD: Okay. So we're not
20 asking WMATA to do anything?

21 MR. MARSHALL: No.

22 CHAIRMAN HOOD: Except for

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1 permission to kind of work with them around
2 that.

3 MR. MARSHALL: Right, and we had the
4 meeting with them.

5 CHAIRMAN HOOD: Great. My other
6 concern is, Mr. Avitabile, I know you know a
7 lot about campus plans, you and Ms. Prince.
8 I'm just curious. Do other universities allow
9 residents into their restaurants or their
10 eating facilities, in their student centers?

11 MS. PRINCE: Yes, they definitely
12 do. That's common among the universities in
13 the District of Columbia.

14 MR. AVITABILE: Absolutely. GW's
15 Marvin Center has public dining in it.
16 Georgetown Community Center does as well, just
17 to cite two examples that I know of.

18 CHAIRMAN HOOD: Okay. I just want
19 to make sure, because you know, when you turn
20 the news on, you hear about it. We don't want
21 to sacrifice being a good neighbor, which we
22 need to be, for safety. I want to make sure

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1 that's not being done. But okay, I'm glad to
2 hear that.

3 But I would ask that -- Mr.
4 Thompson, I would ask that that onecard that
5 you mentioned, that we kind of make sure we
6 have a plan for that, because you know, if
7 I've got a card and all my buddies come up, I
8 can let them in.

9 MR. THOMPSON: Absolutely. One of
10 the sort of plan early and plan again
11 strategies of the project, is we've had the
12 design team meeting with our public safety or
13 campus police from the very beginning, so that
14 the building has both a soft security system
15 as well as a hard security system.

16 So we're not just depending on
17 software solutions at the end, but the actual
18 architecture allows for vantage points and
19 viewpoints from monitored desks, to completely
20 have a secure feel in the building at all
21 times.

22 CHAIRMAN HOOD: Okay. In the block

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1 between Connecticut Avenue and I guess that's
2 Reno Road or maybe -- is there a street
3 between Reno Road and the University? Is
4 there a Street in between there? Okay. Well,
5 between Reno Road -- it is? That's
6 International Drive. It takes you up by the
7 embassies, am I correct?

8 MS. JUMPER: That is correct.

9 CHAIRMAN HOOD: Okay. Let me ask
10 this question. Are there any houses to the
11 south of Van Ness Street, right in that block
12 where the University is?

13 MS. JUMPER: No.

14 CHAIRMAN HOOD: There are no houses.
15 So where are the closest houses on Van Ness
16 Street? I know about across Connecticut
17 Avenue. I'm talking about going up that way,
18 going up past, beyond the -- I know it's on
19 the -- you know, I'm just trying to see if
20 there's anything south of the campus within
21 that block. So the nearest houses are across
22 Reno Road?

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1 MS. JUMPER: That is correct.

2 CHAIRMAN HOOD: Okay, all right.
3 One of the things that, and I'm sure that
4 we'll have time for those in opposition to
5 speak. One of the submissions says "Campus
6 officials repeatedly deflected questions,
7 claiming that because the existing housing was
8 off campus, it is therefore not covered by the
9 campus plan. This was infuriating and
10 baffling to many of us. Focus on the student
11 housing drew attention away from the student
12 center."

13 Is that what -- is that the
14 representation that was given in those
15 meetings?

16 MS. JUMPER: I guess my response
17 would be that I thought we had a very
18 comprehensive presentation at every one of our
19 community meetings. We didn't run from any
20 question. It might not be what everyone
21 wanted to hear, but we were very succinct with
22 our message, and responsive.

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1 I'm not sure how to respond to that,
2 other than I believe, and it's unfortunate
3 that's the takeaway from the meetings. But I
4 think we addressed honestly how we got to the
5 situation with off campus housing and, you
6 know, everyone wasn't happy about how we got
7 there.

8 Our position then and now is that
9 our students did need an avenue to be closer
10 to the University, in the District, where
11 prior to that they were living out in
12 Maryland, and traveling approximately an hour
13 and a half to the campus. This was our
14 attempt, and perhaps things could have been
15 done differently, and we've learned some
16 things from this.

17 We are new in this business, and I
18 think some, you know, credence should be given
19 to our learning experience, and that things we
20 will not repeat. But there was no malice and
21 no attempt to derail the neighbors. It was
22 our intent to take care of our students'

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1 needs, and simply, pure and simply, that's
2 what it was.

3 CHAIRMAN HOOD: Okay. Thank you,
4 Ms. Jumper. I want to talk about the parking,
5 the garage. Is that -- is there an attendant
6 at the garage?

7 MR. THOMPSON: Yes, there is.

8 CHAIRMAN HOOD: Okay, and you pay
9 \$8. If I want to come in and park in the
10 facility and pay \$8 and go downtown, I can do
11 that. I can catch the Red Line?

12 MS. JUMPER: Yes.

13 CHAIRMAN HOOD: So is the parking
14 lot during the day full?

15 MS. JUMPER: It varies on the day of
16 the week, with our course offerings. This is
17 a unique year, maybe because the community
18 college moved down for its first full year
19 downtown. But it does on the day of the week
20 when classes are offered, when it's more busy.

21 I think that was both -- that was addressed
22 in the traffic analysis.

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1 CHAIRMAN HOOD: Most of your
2 students that come, I believe, during the day
3 are, I can't think of the street back behind,
4 I know there used to be RPP, residential
5 parking back there. Does that still exist?

6 MS. JUMPER: On Windom, on Windom?

7 MR. VANPELT: You're speaking of
8 Yuma, Yuma Street?

9 CHAIRMAN HOOD: Maybe it is Yuma,
10 back behind the tennis courts. It kind of
11 goes --

12 MS. JUMPER: Yuma, yes.

13 MR. VANPELT: That's Yuma.

14 CHAIRMAN HOOD: Okay.

15 MS. JUMPER: And it's metered
16 parking there.

17 CHAIRMAN HOOD: It's metered
18 parking, okay. Do you find that -- so
19 obviously, I see where you have adopted from
20 some other universities, some of the plans
21 they have about controlling that in that area,
22 about not letting students apply for RPP. But

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1 there are some circumstances that there may be
2 some students that live in the area, that may
3 still be able to park there, because they have
4 a zone sticker. That's probably a few, but if
5 not, you know, you still have to deal with
6 that.

7 But what type of program? How do
8 you plan on initiating, and I've read it. But
9 how do you plan on making that happen, where
10 you can drive the students, make sure they're
11 not on the street, drive them to Metro, I
12 mean, or have them take Metro, have them take
13 the bus line, or ask them to park on campus.
14 How do you envision that, really making that
15 happen, making it come to a reality?

16 MS. JUMPER: Well, I'll let both of
17 us respond. I think the first thing is that
18 our students are very excited about the
19 possibility of living, or having the ability
20 to live on campus. It would be a privilege
21 that would be offered to students who want to
22 live here, and going along with that privilege

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1 is having to give up some things that they may
2 have found as a convenience in another
3 environment.

4 It's basically, the policy of the
5 University is basically imposing on any
6 student who wants to take advantage of this
7 opportunity.

8 We think because of the demand that
9 we see now and the trends that suggest that we
10 can fill housing, that we won't have any
11 difficulty finding students who will be
12 willing to accept the terms of living on
13 campus, without vehicles, because we are so
14 accessible. I guess that's the short answer.

15 CHAIRMAN HOOD: I think this is my
16 last question. It says in the submission
17 dated April 28th, where you kind of recap
18 everything, "The University shall lease no
19 more than 31 units." I know my colleagues
20 have already -- what seems to be the problem?

21 Why is Van Ness Tenants Association
22 here, and I read the submission, but I want to

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1 hear it from you. Why are they are in
2 opposition, or do you believe it's something
3 we can work out with time?

4 MR. AVITABILE: I'll start, based on
5 our experience. They had initially challenged
6 our right to house any students there, and
7 that was the subject of the BZA appeal, which
8 was handled earlier this spring, and was
9 decided by the BZA, saying that we could
10 certainly provide student housing there. It
11 didn't change the functional use of those
12 units as apartments.

13 I think part of it might be a
14 fundamental opposition to the idea that UDC
15 could directly house students in a building
16 like that, though as we mentioned in the BZA
17 case, there are other examples of universities
18 that do that.

19 I think beyond that, there was maybe
20 some initial concern about the way in which it
21 happened. It kind of happened suddenly, from
22 the perspective of the residents.

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1 They weren't really aware of it.
2 They found out about it once it had happened.

3 So part of it was an education, of getting
4 them to understand what was going on. I think
5 the University, to its credit, pretty quickly
6 responded, to put into place a series of
7 measures, to monitor the student activity, to
8 the extent that there might be issues.

9 CHAIRMAN HOOD: Do me a favor? Do
10 we me favor, hold on a second.

11 MR. AVITABILE: Yes.

12 CHAIRMAN HOOD: Don't make any
13 gestures behind Mr. Avitabile, please. Let's
14 be respectful to everyone's comments, and when
15 it's your turn to speak, I'm sure Mr.
16 Avitabile won't make any gestures behind you.

17 So you may continue.

18 MR. AVITABILE: Thank you very much.

19 Sorry. I think the other piece of it might
20 be what we heard, through the BZA appeal
21 primarily, was that the contention seemed to
22 be allegations of noise, and it was primarily

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1 that this building has parkway wood floors,
2 and students coming home in the evening would
3 make noise.

4 I think that was part of the
5 concern. I think the University, when it put
6 into place a policy of monitoring any
7 complaints and responding to them, following
8 up with the students, all students were
9 subject to the code of student conduct, in
10 order to try to put a handle on that.

11 And finally, they put resident
12 advisors in the building as well, so there'd
13 be an active presence of the University there.

14 CHAIRMAN HOOD: So that's already in
15 operation. How is that working?

16 MS. JUMPER: From our perspective,
17 it's working well. I think we were acting
18 responsibly, and in fact I just want to
19 correct one thing. The resident assistants
20 were in from the very beginning, and learning,
21 basically, a new -- this was a new opportunity
22 for the University.

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1 So there were some learning curve
2 issues that we have been working through. But
3 I think by and large, the code of conduct is a
4 requirement for every student that is housed
5 under this program, that they have to sign,
6 that they can be removed, and those who have
7 not lived up to the code of conduct have been
8 removed. They're no longer given the
9 privilege to live there.

10 We have our public safety arm that
11 does come over periodically to address any
12 issues in terms of noise. I think by and
13 large, we have been, I think, extraordinarily
14 responsive. I think the issue of having
15 college students in an apartment setting will
16 always be somewhat of a challenge. But I
17 think our students understand that this is a
18 privilege.

19 As I mentioned earlier, nothing is
20 different there as it will be on our campus,
21 and that privilege can be lost, if they don't
22 act and operate, manage themselves

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1 accordingly.

2 CHAIRMAN HOOD: Okay. I am going to
3 stop my questions at this point. But one of
4 the things that I did commit to the
5 Commissioner is that -- Commissioner Perry, is
6 that we will find a way that her traffic
7 consultant will be able to cross-examine this.

8 I will tell you, I believe we're
9 going to go to a second night already. I've
10 already asked Ms. Schellin to look at a night
11 that we can do -- I understand the urgency.

12 So we're going to try to do this,
13 and I'm hoping we can work all this out. Ms.
14 Schellin's going to give us the date right
15 now. Mr. May might not like it.

16 MS. SCHELLIN: He isn't going to
17 like it. Wednesday, May 25th.

18 CHAIRMAN HOOD: I heard that, and
19 the question from the audience was could we do
20 it during the day?

21 MS. SCHELLIN: It has to be.

22 CHAIRMAN HOOD: Oh, just the

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1 opposite. Oh, clarification.

2 MS. SCHELLIN: They're always the
3 6:30 p.m.

4 CHAIRMAN HOOD: The Zoning
5 Commission, what we might do is move it to six
6 o'clock, though. The Zoning Commission meets
7 in the evening so those who work will be able
8 to come down and testify in front of the
9 Commission. So we always meet in the evening.

10 But the question is, can we move it to six
11 o'clock?

12 MS. SCHELLIN: We can.

13 CHAIRMAN HOOD: Is everybody okay
14 with that?

15 MS. SCHELLIN: You know Mr. May is
16 hating down there.

17 CHAIRMAN HOOD: We might in time for
18 volleyball.

19 COMMISSIONER MAY: You know, when it
20 gets warm, the volleyball moves outside on
21 Tuesday nights.

22 MS. SCHELLIN: Oh, okay.

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1 CHAIRMAN HOOD: So we'll start
2 scheduling everything for Tuesday night.

3 MS. SCHELLIN: Oh no. We can't do
4 Tuesdays.

5 CHAIRMAN HOOD: Okay. I just did
6 that in the meeting, but everybody check their
7 schedules. If there's a problem and you can't
8 do it on the 25th, Ms. Perry, come forward.
9 But if not, let's just go with the 25th. Come
10 forward. I need to have you on the speaker,
11 and I'm doing this right now because it's
12 getting late, and I don't want people to sit
13 around who we won't get to tonight.

14 MS. PERRY: It's not that the 25th
15 is bad, but we would prefer the 6:30 time, so
16 people can park and get home from work and get
17 babysitters, etcetera, so they come and
18 testify.

19 CHAIRMAN HOOD: Do they have RPP
20 stickers?

21 MS. PERRY: I can't answer. I can't
22 answer on that.

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1 CHAIRMAN HOOD: Okay, all right.
2 Okay. We'll just keep it at 6:30. That's
3 fine. I was trying to move it to six o'clock,
4 so we wouldn't be here until 12:00, but okay,
5 6:30 will be fine.

6 We'll keep it at 6:30 May the 25th.
7 Okay. I think I've finished answering most -
8 - oh, I have one more question. No, I can
9 wait. Any other additional questions? Okay.
10 Commissioner Selfridge.

11 VICE-CHAIRMAN SCHLATER: Thank you.
12 Just one follow-up question. What is the
13 percentage of people who park in that garage
14 do we think, who are not affiliated with the
15 University? Is that a major problem?

16 MS. JUMPER: I won't consider it a
17 problem, because we are generating revenue.
18 But --

19 VICE-CHAIRMAN SCHLATER: But you
20 should charge more than \$3.50, that's for
21 sure.

22 MS. JUMPER: It is extraordinarily

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1 low. Our plan, and we already presented this
2 to the Board of Trustees, is to raise that to
3 at least market rate. In the neighborhood, I
4 think across the Street at Giant, it's around
5 \$8, which still is a steal. My preference
6 would be slightly higher, to be honest with
7 you.

8 We want to make sure that those
9 spaces are accessible for our students
10 primarily. But right now yes, we do get
11 traffic for people who are parking and getting
12 on Metro and coming downtown.

13 VICE-CHAIRMAN SCHLATER: Is there
14 any reason why you wouldn't make it exclusive
15 for the University?

16 MS. JUMPER: That's something we
17 would consider. The problem is we do have
18 events on our campus. So it would be not
19 impossible, but somewhat slightly challenging.
20 We can have event parking, though.

21 VICE-CHAIRMAN SCHLATER: I'm sure
22 Mr. Thompson can figure something out. He

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1 seems like he's got his thing --

2 MS. JUMPER: Of course, of course,
3 of course.

4 VICE-CHAIRMAN SCHLATER: I think
5 certainly if we could isolate that number or
6 at least eliminate it, that it would make a
7 stronger case that you're making tonight for
8 this parking issue.

9 MS. JUMPER: We can. We can
10 consider that.

11 CHAIRMAN HOOD: Anybody else? Okay.
12 Let's go to cross-examination.

13 COMMISSIONER SELFRIDGE:
14 Commissioner Hood, if I might just for one
15 second. I know that we have some students
16 here who did want to testify, and I think
17 we're likely to probably not get to the
18 students. I just wanted to make sure that we
19 all understood that.

20 I'm also not sure whether they're
21 going to be able to come back on the 25th,
22 whether they're around or not.

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1 CHAIRMAN HOOD: How many students do
2 we have here to testify? Okay. Will you all
3 be able to come back on the 25th, or is school
4 out? It's been so long since I've been in, I
5 don't know. Is school out on the 25th?

6 (Off mic comments.)

7 COMMISSIONER SELFRIDGE:
8 Commissioner Perry is being cooperative as
9 well here, and saying that she would have no
10 objection if we all want to just hear them
11 testify now. I don't know whether that's the
12 Commission's will, but I just wanted to give
13 them a chance --

14 CHAIRMAN HOOD: Yes. Let's do that.
15 We've done that in other cases, and I want to
16 thank the Commissioner. What about the other
17 parties? Okay. Well, here's the thing.
18 That's what we're going to run into, cross-
19 examination, and I think we can do that, since
20 the students can. We'll just take it out of
21 order.

22 (Off mic comments.)

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1 CHAIRMAN HOOD: Yes, yes. But what I
2 would like for us to do is to not talk from
3 the audience, is to come up if you have an
4 issue. Ms. Perry, and whoever's going to
5 represent the two parties, and we can do that.

6 MR. AVITABILE: We would of course
7 be happy to come back for cross-examination.
8 This would just be a brief interruption, for
9 the students to testify.

10 CHAIRMAN HOOD: Right. But she's
11 saying the students be crossed.

12 (Off mic comments.)

13 CHAIRMAN HOOD: Okay, come to the
14 mic. I want to make sure you're on the mic,
15 so we can get this. I thought you were
16 talking about the students. Here's the thing.
17 What we don't do. If you watch the City
18 Council, we operate something similar to
19 them. We don't talk from the audience. You
20 come to the microphone, especially if you have
21 an issue on what we're trying to do now. Yes
22 ma'am. Could you identify yourself?

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1 MS. VIEHE-NAESS: Yes. I'm Brenda
2 Viehe-Naess, Van Ness Residents Association,
3 and we're a party, and thank you very much for
4 including us. We're very grateful to all of
5 you for that.

6 CHAIRMAN HOOD: Ma'am again? I'm
7 sorry.

8 MS. VIEHE-NAESS: Brenda Viehe-
9 Naess, Van Ness Residents Association.

10 CHAIRMAN HOOD: Viehe-Naess, okay.
11 I just want to make sure I pronounce your last
12 name.

13 MS. VIEHE-NAESS: And all I want to
14 say is we'd be able to cross-exam these. We
15 have no objections to letting the students go
16 now, and we just want to still have an
17 opportunity to come back and ask questions of
18 the University officials.

19 CHAIRMAN HOOD: Thank you very much.
20 Yes, you will have that opportunity. Now the
21 other person who has party status, Mr. David
22 Wilson.

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1 MR. WILSON: Yes sir. Mr. Chairman,
2 I'd just like to say that we do not intend to
3 do any cross-examination.

4 CHAIRMAN HOOD: Oh, you don't intend
5 to cross?

6 MR. WILSON: No, no.

7 CHAIRMAN HOOD: Okay, okay. Well,
8 we'll get to that point.

9 MR. WILSON: But you understand, we
10 have no objection to the students testifying
11 right now.

12 CHAIRMAN HOOD: Thank you very much,
13 Mr. Wilson. Yes ma'am, could you identify
14 yourself?

15 MS. MILLER: MaryAnn Miller. I am
16 on the witness list to testify, and I wanted
17 to know, do I have to come back on the 25th,
18 or will I have the opportunity to testify
19 tonight?

20 CHAIRMAN HOOD: You can sit right up
21 there with the students.

22 MS. MILLER: With the students.

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1 CHAIRMAN HOOD: Yes. You can sit
2 right there with the students.

3 MS. PERRY: There is somebody else
4 who asked the same question.

5 CHAIRMAN HOOD: Are there any other
6 witnesses -- let me ask this. Are there are
7 any other -- let me do the students first.
8 Let's do it this way, because we're doing it
9 out of order, and I want to be fair to
10 everybody.

11 Let's do the students first, and
12 anybody else who does not care to join us on
13 the 25th. We'd like for you to come back, but
14 if you don't want to join us on the 25th,
15 we'll take after that. Hopefully, nobody has a
16 problem, so we can go out of order. This
17 allows for other time to deal with the cross
18 on the traffic issues and stuff. So we're all
19 in agreeance. Okay, great. Yes ma'am. Could
20 you turn your microphone on please. Are you
21 one of the students also?

22 MS. PARRON: No, I am not. I'm one

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1 of the people that is the first one on the
2 list to testify. So I just wanted to ask you,
3 if everybody's speaking now, will the people
4 that have signed up on that list that's over
5 there, how late are we going to run? I've got
6 to catch Metro.

7 CHAIRMAN HOOD: You know what? You
8 and I have something in common.

9 MS. PARRON: Okay.

10 CHAIRMAN HOOD: So don't worry.
11 We're going to be on that last train.

12 MS. PARRON: Okay. I'm going to be
13 on the last train?

14 CHAIRMAN HOOD: We're going to be on
15 the last train.

16 MS. PARRON: Okay. I don't like
17 catching it from here, so --

18 CHAIRMAN HOOD: Okay. Yes, and
19 that's just it. You might have to come back,
20 unless you want to hear the proceedings.

21 MS. SCHELLIN: You either do it now,
22 or you come back on the 25th. That's what

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1 he's telling you, if you can't come back --

2 CHAIRMAN HOOD: Here's how we'll do
3 it. Those who can -- hold on, hold on. The
4 students who are here will be able to testify
5 tonight, and if there's anyone else here who
6 cannot come back on the 25th, since we opened
7 the door, I'm going to have you come up and
8 testify tonight.

9 Now if you can come back on the
10 25th, please hold off. But if you can't come
11 back on the 25th, urgent, please come to the
12 table at this point. So we're going to close
13 with the group we have here now. Okay, let's
14 start with the students. Now you know what?
15 I don't know who the students are. All of you
16 look like students.

17 Okay. Let me start to my right
18 here, and come down -- from my right to my
19 left. Just identify whether you're for or
20 against when you start.

21 Witness Testimony and Cross-Examination

22 MR. TIMMERMAN: Good evening. My

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1 name is Matt Timmerman. I go to UDC. I'm
2 currently an Electrical Engineering junior at
3 the University of the District of Columbia.
4 I'm also a six year veteran from the Navy. I
5 served on board submarines, operating the
6 nuclear reactors, and as such, I am now the
7 president of the Student Veterans Club at the
8 school.

9 I just want to briefly give my
10 testimony. UDC provided me an excellent
11 opportunity back in August of 2009, when I
12 transferred to the school, to continue
13 pursuing an academic career. It's also served
14 a great opportunity to many students in the
15 area, not just local but also international
16 students, by providing an affordable and good
17 education.

18 From my experience, camaraderie and
19 unity is what pushes the mission forward, is
20 what gets students and just anybody in general
21 moving towards a bigger goal. I think that
22 it's important that UDC students get the same

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1 opportunity to push forward, and by having a
2 student center and student housing, it helps
3 promote that goal.

4 Everyday I see that UDC students
5 have great potential. I mean UDC itself just
6 has an amazing group of people that I feel
7 don't always get the full advantage that
8 people at other universities get to excel.
9 I'm really hoping that with this opportunity,
10 we can meet those goals.

11 Like I said, I think we deserve this
12 opportunity, and as students excel, I mean the
13 community around us excels too. We give back
14 to the community as much as the community
15 gives to us. Thank you.

16 CHAIRMAN HOOD: Thank you. Can you
17 hold your seat? Next.

18 MS. LOWERY: Okay. Hi. My name is
19 Samantha Lowery. I'm a junior majoring in
20 Economics, and I'm also in the certificate
21 program for Non-Profit Leadership and
22 Alliance. I currently serve as an AmeriCorps

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1 Jumpstart member. I worked as a program
2 assistant in the Office of Community-Based
3 Learning, Research and Service, and I was also
4 the vice president of the Non-Profit
5 Leadership Alliance.

6 So I'm very involved at UDC, and I
7 transferred to UDC from the University of
8 Nevada-Las Vegas. That has a large student
9 population. We had a large student union and
10 I can see the difference in a school that has
11 the correct facilities, to a school that is
12 working so hard to make a name for itself.

13 The student union that we had, there
14 were meetings. We had a huge patio where the
15 fraternities and sororities could host events,
16 where people could do fund-raising. We had
17 meeting rooms. We had sitting areas. We had
18 quiet study rooms, where right now what UDC
19 has is a library.

20 We all during finals, it's people
21 competing for space. In a school where there
22 are low income students or students without

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1 computers, having an area with more computer
2 accessibility, more quiet study rooms, an area
3 for groups to meet on campus, to work on
4 projects, would be a lot better, because at
5 UNLV I saw that.

6 We could meet on campus rather than
7 having to meet off campus at Starbucks, where
8 they want you to purchase their products in
9 order to use their Internet, in order you
10 sitting there. So that was the plus that I
11 saw in the student union.

12 And also housing. I once heard that
13 we have almost 120 different countries
14 represented on campus at UDC, and that brings
15 a lot of diversity to the school. The more
16 housing we have, the more students we get from
17 out of the state, and also from around the
18 United States. It would benefit all of us
19 from seeing that.

20 Then right now, a student center
21 would be more cohesive. They were only
22 talking about a career center, but we have an

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1 area for the clubs and the organizations to
2 sit. The fact that I do Jumpstart in the
3 Office of Community-Based Learning, we do a
4 lot of crossover and events and community
5 service planning, because AmeriCorps does have
6 to have community service.

7 We would have an area where we can
8 all work together. Rather than running from
9 one building to another to another, it would
10 make the University way more cohesive, and the
11 fact that we can work together, where the law
12 school can come to our events, and the
13 community college can come, and make the
14 school work well together.

15 It would keep the students out of
16 local businesses. The caliber of the school
17 would go up. As everyone had testified
18 earlier said, it would make the school more
19 attractive to new students. It is a LEED
20 platinum, so we would be a great example in
21 the community for further building.

22 It has rooms to host events.

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1 Earlier, back in February, I was the co-chair
2 of a volunteer fair, one of the first
3 volunteer fairs that we had. We had 22 non-
4 profits and 150 students come to sign up to
5 volunteer for large-scale organizations. But
6 because we only have the Windows Lounge, we
7 were limited to 30 non-profits, because of the
8 table size. We had a ballroom --

9 CHAIRMAN HOOD: Could you give us
10 your closing thought?

11 MS. LOWERY: Yes. Overall compared,
12 I think the student center and the housing
13 would be a great benefit to see on campus,
14 from a student who has seen it at another
15 school. It's actually necessary to the
16 involvement in the student community.

17 CHAIRMAN HOOD: Okay, thank you.
18 Next.

19 MS. MILLER: Good evening. My name
20 is MaryAnn Miller. I live at 3001 Veazey
21 Terrace, better known as Van Ness North. It
22 is the coop directly across the street from

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1 the University. Despite my New York accent, I
2 have lived in the District for almost 35
3 years, in the neighborhood. I lived up
4 Connecticut Avenue at Cumberland and
5 Connecticut, and now I'm living at Van Ness
6 North.

7 I strongly support the students and
8 the University's plans to construct a new
9 student center, and for their development
10 goals. I believe that there have been
11 numerous community meetings. I have attended
12 a few. I think the University has made a
13 very strong effort to educate the community,
14 specifically the meeting that they had at UDC,
15 that the ANC, I believe sponsored.

16 The last meeting I was not invited
17 to and made aware of the fact of the last ANC
18 meeting the end of April. However, I hope
19 that in the future, since I did sign up, that
20 I will be in fact emailed the information for
21 any future meetings.

22 I strongly believe, as the students

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1 previously have stated, that they deserve to
2 have a student center and all the amenities
3 that other college students have, and I
4 strongly believe that the University of the
5 District of Columbia should be a first class
6 university.

7 The campus should be welcoming, and
8 the students should be proud of their
9 university and proud of their campus. A new
10 student center on Connecticut Avenue will
11 greatly improve what I call the brutalism
12 concrete, bunker-type appearance that
13 currently exists on the campus.

14 I don't know if that's a formal name
15 to that style of architecture from the early
16 50's and 60's, but it's, I think, what we're
17 looking at in terms of the design, and the
18 glass and the new materials will greatly
19 improve the facade of the building and the
20 appearance of Connecticut Avenue.

21 I might add that my windows, on the
22 15th floor of the coop, face west. So I see

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1 the campus right from my windows, and I would
2 love nothing better than to see the beautiful
3 plans from my window, as compared to what I
4 see now.

5 The possibility of new retail is
6 also a wonderful addition to the community.
7 As Commissioner Turnbull said, I would be one
8 of the grandmas sharing the restaurant at the
9 student center, and I look forward to that.

10 I love the idea of having young
11 people around in the community as a senior
12 citizen. I've taken classes at UDC. I am
13 enrolled now to take a class in the fall, and
14 I welcome the opportunity to interact with
15 young people, and get to feel that energy and
16 that involvement.

17 I hope the Zoning Board will approve
18 the plans, and I hope that the cultural and
19 social activities that are planned to be
20 expanded at the University and in the student
21 center will very much improve the -- will very
22 much involve the community, and I look forward

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1 to that. We have a very active community at
2 Van Ness North.

3 CHAIRMAN HOOD: I need your closing
4 thought.

5 MS. MILLER: So I thank you for the
6 opportunity, and I hope you will support the
7 plans. Thank you.

8 CHAIRMAN HOOD: Great, thank you.
9 Next.

10 MR. LEDERER: Good evening, Mr.
11 Chairman, members of the Zoning Commission.
12 I'm Brian Lederer. I live at Van Ness South.

13 I'm a lawyer. We certainly hope the housing
14 issue is worked out. I just wanted to give a
15 certain perspective on it.

16 The problem isn't that there's
17 students, because we have a lot of students
18 there who sign leases and are just like any
19 other tenants, and they follow the ground
20 rules of being a tenant.

21 These are not students signing
22 leases. UDC signs the lease, and what they've

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1 done is they have actually taken regular
2 apartments and converted them into dormitory
3 rooms by building walls and eliminating the
4 dining room and living room, so there are no
5 dining rooms and living rooms.

6 They have no public -- they have no
7 areas inside the apartments to live, so they
8 live in the public areas of the building.

9 That's where it really became a
10 problem, because the very design of the
11 housing, that took away what the apartments
12 have, which is living room and dining rooms,
13 and made them live in the public areas, the
14 computer rooms, all the other areas, and it
15 became an issue.

16 They raised the occupancy rates of
17 the building; it created crowding issue,
18 created issues. We share other facilities
19 with Van Ness North and Van Ness East. So it
20 was a larger problem.

21 The fact that they were all under a
22 master lease between UDC and Archstone and the

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1 students weren't tenants but were living in
2 dormitories, it was an incompatible type of
3 use. It wasn't the fact that they were
4 students.

5 Then having, you know, the UDC
6 Police come over to enforce it, Archstone had
7 no obligation. There was no place for us to
8 take our complaints. I certainly hope the
9 matter can be worked out, but it is not an
10 issue that was probably wise to do housing in
11 that manner. So something needs to be done
12 differently.

13 It's not a good idea, whether they
14 do it in our building, I think, or other
15 rental buildings, to have non-tenants living
16 in dormitory settings, where you chop up
17 apartments and take away the private space for
18 your normal social living in an apartment,
19 which is what they've done. Thank you.

20 CHAIRMAN HOOD: Okay, thank you.
21 Next.

22 MS. BRISCOE: Good evening. My name

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1 is Wanda Briscoe. I'm here in support of
2 UDC's plan. I'm a junior in the Architecture
3 program at UDC. One of the biggest secrets in
4 town is that UDC is a top-notch university.
5 There is amazing student and professor talent
6 on campus that not many people are aware of.

7 When I attend industry events and
8 tell people where I go to school, many are
9 surprised to discover that UDC has an
10 Architecture program. They're surprised that
11 we're here, considering the longevity of the
12 program.

13 However, now I see things
14 differently. UDC has in many ways been
15 complicit in its own isolation. The
16 University is sited on one of the grand
17 avenues in the city, yet it seems to have its
18 back turned to the outside community.

19 The fortress-like main entrance
20 screens out the community and passers-by: stay
21 out. Any possibilities of engagement with the
22 public are lost, because of the visual

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1 disconnect, and the perceived unwelcome
2 greeting at the main entrance.

3 The new vision for UDC, as outlined
4 in today's presentation, will offer the
5 University the opportunity to redefine itself
6 and its relationship with the surrounding
7 community. In redefining itself, the proposed
8 student center will be a major catalyst for
9 change.

10 As a full-time worker and a part-
11 time student, I tend to only come to campus on
12 the nights I have class. With expanded
13 recreational activities, the student center
14 will offer students, such as myself, more
15 reasons to be on campus.

16 The student center will also be the
17 bridge that serves to enhance and expand
18 community engagement. As more people become
19 aware of the tremendous talent of the students
20 and staff, the perception of the school will
21 change.

22 The [Swiss] theologian, Karl Barth,

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1 once said "Though no one can go back and make
2 a brand new start, anyone can start from now
3 and make a brand new ending." I believe the
4 new vision for UDC will create anew story for
5 the school, and I believe it will be one
6 applied for all Firebirds.

7 CHAIRMAN HOOD: Make sure we get a
8 copy of that. I might want to use that
9 another time. I'm serious. Okay. You can go
10 ahead.

11 MR. DAVIS: Good evening. My name
12 is Reginald Davis. I am a senior Political
13 Science major and a student in the certificate
14 program in non-profit manager, and I am
15 supporting the master plan and student center
16 proposal.

17 Actually, I want to sort of talk
18 from two different perspectives, one in
19 relationship to the student center and also in
20 relationship to housing.

21 From the student center vantage
22 point, one of the sort of components of the

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1 conversation is engaging the community, and I
2 actually want to talk to one part of the
3 community, and that is the community of
4 students, in terms of engaging students in the
5 process.

6 I, along with other students, are
7 involved in the review process for some of the
8 finalists for the design of the student center
9 and the placement of the student center, in
10 terms of contributing our ideas and some of
11 our concerns, in terms of what the student
12 center looks like, as well as I know after
13 Cannon was chosen, students had been engaged
14 throughout the entire process, in terms of
15 what students want in the student center and
16 what they feel should be in the student
17 center. So I definitely compliment the
18 University for including that portion of the
19 community.

20 The other aspect of housing, I'm in
21 a unique position from the other students, is
22 because I'm actually one of the students who

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1 have lived in the off campus housing for the
2 last year, and so I see the value of housing
3 for students, in terms of campus life and also
4 some of the other issues.

5 I appreciate not having to travel 40
6 minutes from Southeast to UDC, taking the bus
7 and the train, and now just crossing the
8 street. I know what that means for me as a
9 student, and what that means for many other
10 students on the campus.

11 And also, the other part of the
12 community is I shop a lot at Giant. Burger
13 King gets some of my money. The cleaners gets
14 some of my money. I'm over at American
15 sometimes. So in other words, what I'm saying
16 is that a lot of the students that live in
17 Archstone and who occupy that, we have, in
18 many ways, sort of integrated ourselves in the
19 community.

20 So I see the value for student
21 housing, and just to couple both student
22 housing and the student center together, it's

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1 not simply the building. It's what the
2 building provides for students, in terms of
3 creating a space where students, where student
4 life can flourish, where there's a place where
5 student organizations, clubs, where there can
6 be activities and programming and things like
7 that.

8 Like Sam pointed out, I've worked a
9 lot with community service projects. So we've
10 done a lot of projects off campus. But I
11 envision having some of those community
12 service projects on campus. But we really
13 sort of need a space to do that, and I think
14 the student center would be great, as well as
15 housing. So I'm definitely in full support of
16 the proposal.

17 CHAIRMAN HOOD: Great, and good
18 timing. Next.

19 MS. PARRON: This is my first
20 experience before the Zoning Board, so I'm
21 going to go through this --

22 CHAIRMAN HOOD: You want to make

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1 sure you stay on your mic. Could you talk
2 into our mic like this? Yes. Okay.

3 MS. PARRON: Oh, okay.

4 CHAIRMAN HOOD: Just stay on it.

5 MS. PARRON: Okay. People talk
6 about history, and you asked me whether I'm
7 for or against. I'm always supportive, and
8 even moreso, I'm supportive of the school to
9 be all that it can be. I'm opposed to way in
10 which it has gone about it, and the way it is
11 still approaching it.

12 In the history of it on the web, I
13 was particularly miffed that it no longer
14 calls itself a HBCU, however, obtain money
15 from that.

16 CHAIRMAN HOOD: I'm seeing some
17 hands, so you're going to have to kind of stay
18 in the mic. Just do like -- watch me. Just
19 do just like that.

20 MS. PARRON: Is that good.

21 CHAIRMAN HOOD: Move your hand down.

22 There you go, and keep it just like that.

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1 Okay, there we go.

2 MS. PARRON: Should I start again?

3 Okay. My name is Yvette Parron. First time
4 before the Board of Zoning, but I can't answer
5 the question whether I'm for or against. I'm
6 supportive of any educational facility that
7 will give the product that it says it will
8 give.

9 In terms of the plan that is -- that
10 I have been a party to, in terms of witnessing
11 at least four of the five community, three out
12 of four of the community meetings, and from
13 what I heard tonight, can we still have some
14 transparency? Can there be some specificity?

15 We talk about a traffic plan this late in the
16 game, and let me step back for a second.

17 I applaud the students here. I
18 don't applaud the fact that you have now
19 ripped UDC apart into the community college,
20 and turned the community college as if it were
21 a vocational school. An associate's degree is
22 a valid degree, where people can save money by

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1 going to the District, and then use what
2 Eleanor Norton fought for us to get, to go to
3 any school outside the District and live on
4 campus.

5 Suzie Orman even supports saving
6 money in a community college, but I don't like
7 the fact that the community college is being -
8 - it's sort of like becoming the stepchild of
9 this organization. Let's turn back to the
10 flagship. If the flagship had the -- what I
11 don't like about UDC's website is that they've
12 erased HBCU, that term, off the history of the
13 website. How can you do that?

14 You got money from them. Let's talk
15 about money. Let's talk about money. Let's
16 talk about D.C. taxpayer's money. Hold up.
17 Let's talk about how much money was really
18 given to support the students at Van Ness.
19 Jumper just said and testified before the
20 Council, that oh, it was an oversight. They
21 never reached out to the tenants.

22 Nobody dislikes students. I was a

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1 student when I moved in there. But what I
2 don't like is having to pay for the furniture.

3 I had to pay for my own furniture. Well, how
4 much is it costing? D.C. now has the
5 authority to do this. How much is the budget?

6 How many times have we seen things?

7 They've got the Wilson High School.

8 It's the first time they've allowed to use
9 their procurement. They overran it, and if
10 you look up on the web, oh, emergency. Now I
11 don't know how much time I have to speak, so
12 let me make this succinct.

13 Parking. They never wanted to talk
14 about parking. I've been parking about
15 parking since the cows came home, okay.
16 People like to have friends in the
17 neighborhood. You also need another, what do
18 you call it, elevator. There's one elevator
19 which can go out. There will be handicapped
20 students, since you want to increase it to
21 10,000.

22 And how come that flagship wasn't

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1 successful, when it wasn't split up into a
2 quote-unquote "vocational school." How much
3 are we paying for that? How much was that --
4 how much are we getting to have that program
5 for Egypt? Where I'm not engineer, so you can
6 tell me which one of the programs is approved
7 and not approved. How much money are we
8 getting for that?

9 Then they talk about development.
10 How much money are we getting? They've got
11 400 and some-odd thousand from their
12 fundraisers. You need to hire somebody for a
13 development person. And then the resident
14 associates.

15 We talk about unemployment in the
16 District. Three out of the four kids that I
17 met weren't even -- one was from Texas, one
18 was from someplace else in Virginia, and one
19 was from Detroit. Can we hire anybody in the
20 District?

21 The new provost, Saudi Arabia, can't
22 talk about New Jersey. I'm from New Jersey

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1 but they're from New Jersey and Pennsylvania.

2 So what are we talking about? How is this
3 helping the taxpayers? How come you did not
4 tell everybody in the city? It's all city
5 taxpayers' dollars. They never gave us -- I
6 want to know the plan.

7 CHAIRMAN HOOD: Can I get your
8 closing? Let me talk for a second. Okay,
9 hold on. Let me just ask you. Okay. Let me
10 get your closing thought.

11 MS. PARRON: The closing thought is
12 all members of this city, it is a public land
13 grant, as they try to say. The proper notice
14 was not given. Proper notice should be given
15 to all wards. It is now, as it stands now,
16 the flagship and the community college are the
17 same. We are spending five percent of the
18 budget, more than the fire department and more
19 than DPW.

20 Therefore, let's have some -- this
21 is one opportunity to have accountability.
22 There's nothing to say that they have to live

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1 on campus, and Building 52 could be used for
2 that. If this is the Zoning Board, we need --
3 they did not engage the public. You have to
4 look at the Metro, you have to engage the
5 Metro. I ride it every day.

6 You're going to need another
7 elevator, because the other one is only steps
8 up, and elevator down, okay. So for the
9 handicapped you're going to need that.

10 CHAIRMAN HOOD: Okay. I'm going to
11 have to cut you off right there. If you have
12 anything else, you can submit it in writing.

13 MS. PARRON: Okay.

14 CHAIRMAN HOOD: Okay. That's it.
15 Everybody's finished testifying? Let me see
16 if we have any questions. Commissioners, do
17 we have any questions of this panel?
18 Commissioner Selfridge.

19 VICE-CHAIRMAN SCHLATER: Ms.
20 Miller, you went to the community meetings; is
21 that correct?

22 MS. MILLER: Yes.

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1 VICE-CHAIRMAN SCHLATER: Is that
2 what I heard? What's the general feeling in
3 the community? I know it's difficult for you
4 to speak for everybody else? But is there
5 more support, more opposition? Where is the
6 community on this?

7 MS. MILLER: That's exactly what I
8 just wanted to add and I neglected to say in
9 my statement. The impression is that there
10 are a majority of people who are opposed to
11 these plans, and that is because we all know
12 that the most vocal and the loudest are
13 usually the people who come out to the
14 hearings.

15 I live in a building of 400 and I
16 believe 64 units, a coop, and I come into
17 contact, because I'm very active in the
18 volunteer Community in that building. I come
19 into contact with at least 20, 30 people a
20 week, if not more. I'm part of a group that
21 is about 40 people. Of that, I would say half
22 of the people are supportive of the University

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1 building a student center and improving upon
2 the appearance of the University, and
3 involving the community.

4 When I hear these students speak,
5 and I that there are many people, such as
6 myself who are retired, who have the
7 opportunity to take classes, who have worked
8 and lived in this city and who value these
9 students and what they're contributing, not
10 only to our community now, but eventually to
11 the future, I think they feel strongly, the
12 people I know, who I've come in contact with,
13 that the University should be given the
14 opportunity.

15 I know there are people who are
16 upset about parking, and the parking issue
17 with respect to the dormitories. But the
18 majority of people that I know all agree that
19 the student center should be built.

20 VICE-CHAIRMAN SCHLATER: Majority
21 or 50 percent? I thought I heard 50 percent.

22 MS. MILLER: Oh, that's what I'm

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1 saying, of people who I've talked to about the
2 plan in general. But I'm talking about the
3 student center, more than 50 percent, the
4 majority, if not all. No one could really
5 give me a reason why we shouldn't build a
6 student center.

7 VICE-CHAIRMAN SCHLATER: But the
8 plan as a whole -- I'm sorry, Ms. Miller. I'm
9 trying to get a sense of the plan as a whole.
10 I don't want to --

11 MS. MILLER: The plan as a whole,
12 the people I've come in contact with, I would
13 say the majority of the people feel that it's
14 important, but they want the parking issue to
15 be dealt with.

16 They want the parking issue, because
17 they understand while it doesn't impact our
18 building directly, it does for some of the
19 residents, the people who live on the other
20 side of Reno Road and on Van Ness.

21 VICE-CHAIRMAN SCHLATER: Thank you.
22 Mr. Lederer, actually I had a question for

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1 you specifically. Mr. Lederer, I know that
2 you're in Van Ness South, which has a unique
3 set of issues in regards to this. But it
4 seems to me that we've got to plan forward,
5 and I don't know that we can look back.

6 But we can look forward, and if we
7 can get this approved and we can start
8 breaking ground on a dormitory, and then we
9 can get the students who are currently living
10 off campus back on campus, it seems like a
11 win-win. What's your take on that?

12 MR. LEDERER: I always believe in a
13 win-win. But there has to be a discussion.
14 There was no discussion, you know. Win-win
15 has both parties in the discussion. So it
16 would be good to get them back on campus. It
17 would be good to have the student housing on
18 campus. That's what is best.

19 Our concern is that they've mixed
20 dormitory living with apartment living, and
21 none of the other buildings around there are
22 rental apartments, so they don't have that

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1 issue. You know, people live in the
2 cooperative and the condominium don't have it.

3 I mean it's -- and the way they
4 approached it created a problem. If you
5 change the approach, it makes a difference. I
6 mean students who sign leases, and are
7 operating as tenants in our regular
8 apartments. They've lived in Van Ness South
9 all the time with no problems.

10 But when you chop up the buildings,
11 you bring in dormitory furniture. You have a
12 whole different use. So if you can solve that
13 problem, that's a win-win.

14 VICE-CHAIRMAN SCHLATER: Thank you.

15 CHAIRMAN HOOD: Okay. Any other
16 questions, Commissioners?

17 (No response.)

18 CHAIRMAN HOOD: Okay. Do we have
19 any cross-examination? If you all can hold
20 tight, any cross-examination from the
21 Applicant?

22 (No response.)

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1 CHAIRMAN HOOD: Does Ms. Perry, ANC
2 have any cross-examination?

3 (No response.)

4 CHAIRMAN HOOD: Van Ness Street
5 Residents have any cross-examination?

6 (No response.)

7 CHAIRMAN HOOD: Van Ness South have
8 any cross-examination?

9 MS. PARRON: Can I make one more
10 statement?

11 CHAIRMAN HOOD: Okay. No.

12 MS. PARRON: Can I say one more
13 thing?

14 CHAIRMAN HOOD: No. Submit it in
15 writing. Just that last statement that you
16 want to make, if you can just submit it in
17 writing.

18 MS. PARRON: I can submit it? Okay.

19 CHAIRMAN HOOD: Okay. Let me ask
20 you this. Will it take 30 seconds?

21 MS. PARRON: No.

22 (Laughter.)

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1 CHAIRMAN HOOD: Okay. Thank you for
2 being honest. I appreciate it. So submit it
3 in writing. Okay. I want to thank you all.
4 We appreciate your testimony.

5 Your cards. Before you leave, for
6 those who have already, who were just on that
7 panel, please see the court reporter and make
8 sure he gets your name and everything that's
9 on the card, whatever's on the card. Please
10 turn in your cards, two witness cards.

11 So I'm going to ask the Applicant's
12 presenters to come back forward, and I want to
13 see if -- are we still on? We're still on.
14 Okay. Let me just say this. For those who
15 have a conversation, please take it outside.
16 We want to continue. I want to thank everyone
17 for allowing the students -- well, I'm going
18 to call them all students, students on the
19 neighborhood, students in the school to
20 testify. I want to thank you all for doing
21 that.

22 We're going to start off with cross-

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1 examination. I had a proposal from Ms. Perry,
2 but I won't do that. I'm going to ask, does
3 the ANC have any cross-examination? Okay,
4 come on Ms. Perry.

5 Now let me ask this. Is Mr. Tope
6 and you going to do the cross-examination?

7 (Off mic comments.)

8 CHAIRMAN HOOD: Let me do this
9 before you all come forward. Does the Van
10 Ness Street Residents have any cross-
11 examination? Is the Van Ness Street Residents
12 going to have any cross-examination?

13 (Off mic comments.)

14 CHAIRMAN HOOD: Okay. What about
15 Van Ness South? Are you going to --

16 MR. WILSON: No.

17 CHAIRMAN HOOD: No cross-
18 examination. Okay. I don't know, Ms. Perry,
19 how many questions you have. It might be
20 better, I don't know how much longer we're
21 going to go. It might be better for you to
22 cross, and that way we can get in that

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1 transportation piece, and I can solve my
2 commitment I made to you earlier, that you do
3 it on the 25th. What do you think? What does
4 everybody think?

5 MS. PERRY: We'd prefer that.

6 CHAIRMAN HOOD: That way, we don't
7 have to do cross but once.

8 MS. PERRY: Definitely, we prefer
9 it.

10 MS. SCHELLIN: She needs to be on
11 the mic.

12 CHAIRMAN HOOD: She needs to be on
13 the mic.

14 MS. PERRY: Thank you, Mr. Chairman.
15 We would prefer the 25th.

16 CHAIRMAN HOOD: That way, you will
17 be able to come with some questions that you
18 may have from your experts.

19 MS. PERRY: Yes, and wait a minute.
20 If possible, before we leave here tonight, is
21 it possible to get a copy of the DDOT report,
22 which we haven't gotten, and also OP's

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1 supplemental report, so we can send it to our
2 traffic consultant?

3 CHAIRMAN HOOD: Could we -- could
4 somebody arrange that, Ms. Hanousek or Ms.
5 Schellin or whoever has it? Okay. DDOT has a
6 copy of the report. If you can make sure all
7 the parties get it, and also the OP report?

8 MS. PERRY: We also want to say that
9 we will contact our traffic consultant and see
10 if we can get him here on the 25th.

11 CHAIRMAN HOOD: Okay, okay.

12 MS. PERRY: We haven't talked to
13 him.

14 CHAIRMAN HOOD: Right, I understand.
15 If not, work with him and bring his
16 questions.

17 MS. PERRY: Shall do.

18 CHAIRMAN HOOD: Okay. Yes, that's
19 true. You know what? He's going to have to
20 be here for cross-examination.

21 MS. PERRY: No, I know.

22 CHAIRMAN HOOD: Okay. Let's do

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1 this. Let's go ahead and let Van Ness Street
2 Residents do cross-examination. Ms. Viehe-
3 Naess. You may have to correct me a hundred
4 more times, so forgive me. If you can come
5 down and we'll give you cross-examination.
6 You can do cross.

7 Cross-Examination of Applicants

8 MS. VIEHE-NAESS: Thank you. As I
9 said earlier, we're very grateful. Is that
10 on?

11 Okay. We're very grateful to you
12 for recognizing the neighborhood's concerns
13 about enrollment caps, traffic, parking, and
14 the impact of having a lot of high-spirited 18
15 to 22 year olds on the campus near our
16 residences, rather than more older students
17 that are there now, who are sort of, as we
18 understand it, 27 to 35.

19 I'm going to just start in with
20 questions, and we do have some witnesses later
21 on, and I understand that they will be taken
22 on the 25th. We've already had people who had

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1 to go home, because they go to work at 8:15 in
2 the morning, I mean have to be at work.

3 CHAIRMAN HOOD: They go that late,
4 8:15? They go at 8:15?

5 MS. VIEHE-NAESS: They have to be
6 there at 8:15.

7 CHAIRMAN HOOD: They have to be
8 there at 8:15?

9 MS. VIEHE-NAESS: Yes sir.

10 CHAIRMAN HOOD: I wish we had that
11 job. We start at 6:30. Okay.

12 MS. VIEHE-NAESS: Good. So you're
13 appreciative of their problems. With respect
14 to the increase in the number of students,
15 there have already been questions about this,
16 but we would like to ask questions, and I'm
17 just going to ask them generally, unless it
18 sort of fits someone, and then let one of you
19 decide who should answer on behalf of the
20 University, and their consultants.

21 If they're increasing the number of
22 students, what will be the relative increase

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1 of faculty and staff? You're proposing a 200
2 percent increase in students. Will there be a
3 200 percent increase in staff, faculty?

4 MR. AVITABILE: I think we said, in
5 response to a question from Commissioner
6 Selfridge, we provide the information on what
7 the increase in faculty and staff would be.
8 I'd also note that we clarified that the
9 increase in students was not 200 percent. It
10 was -- we were doubling, which would be 100
11 percent.

12 MS. VIEHE-NAESS: Fine. So there
13 will be 200 percent of the current amount
14 there. In other words, if you've got 3,000
15 now, you're going to have 6,000. There we go.

16 Fine, and you will get us data, then on the
17 amount of current faculty and staff who are
18 using parking? Can you provide that in your
19 parking garage?

20 MS. JUMPER: Yes, we can provide
21 that, sure.

22 MS. VIEHE-NAESS: We have a lot of

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1 questions about the dorms. One of the things
2 that the Van Ness Apartments have complained
3 about is that the apartments that were stuffed
4 into that have been chopped up.

5 They have no common areas. They
6 have no recreational areas, so that students
7 are out there disrupting the residents,
8 because they use the common areas.

9 What are your plans for common areas in the
10 dorms?

11 MR. THOMPSON: Part of the planning
12 process for any new residential complex would
13 include not only the actual living space, but
14 recreational space that would associate with
15 the different configuration possibilities for
16 housing.

17 Whether they're single bedrooms with
18 a living rooms, they're double bedrooms with a
19 shared common area, there will be some, in
20 addition your sleep space, some common space
21 for students to use within the residential
22 hall.

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1 MS. VIEHE-NAESS: It's not -- it's
2 becoming very popular with students to have,
3 say, four bedrooms around a small common area.
4 Is that something you're considering?

5 MR. THOMPSON: Yes, it is.

6 MS. VIEHE-NAESS: Will there be
7 additional common areas? Will there be any --
8 let's call it play space, recreational space?

9 MR. THOMPSON: Yes, there will be.
10 One of the components of a housing program at
11 its very inception, to go from 0 to 600, is
12 that we'll provide as much as what I think
13 you're calling play space as possible.

14 MS. VIEHE-NAESS: And that's what we
15 need more information about, because our
16 concern is that you have a lot of activity
17 going on at the University inside the
18 University on the campus. So we'd like to get
19 a better sense of what kind of activities you
20 expect. I mean if they're going to be
21 students in dorms and they want to play pool,
22 for example, can they do it at the student

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1 center?

2 MR. THOMPSON: As a part, they can
3 play games such as pool at a student center.
4 But as a part of the future process, further
5 processing for the housing, at that time is
6 when we would have enough detail on the actual
7 design of the housing complex, to give you the
8 specificity --

9 MS. VIEHE-NAESS: What about sports
10 events? If they just want to gather and watch
11 lots of television, football games?

12 MR. THOMPSON: For housing or the
13 student center?

14 MS. VIEHE-NAESS: Well, we're
15 looking forward to housing here, because
16 you're dead set on doing housing as fast as
17 you can. So the question is are you going to
18 have facilities in the student center that
19 will encourage them to come down to the
20 student center, or are those facilities
21 recreational facilities like big screen TVs
22 with, you know, a sports bar in effect --

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1 MR. THOMPSON: Well, we don't have
2 anything in the student center that I think I
3 would liken to a sports bar. But we do have
4 common areas that could be used for watching a
5 sporting event by a large group.

6 As far as the residential halls,
7 while we will have some spaces that are common
8 area and could be used for larger social
9 events, I don't think at this stage of a
10 master plan we'd have that level of
11 specificity to say there would be something
12 similar to what's already in the student
13 center.

14 MS. VIEHE-NAESS: None of that's
15 going to be down in the student center.
16 Everything going to be up in the residential
17 area; is that correct?

18 MR. THOMPSON: Well, I think in
19 terms of developing the sort of quality of
20 life complexes that we see having on campus,
21 it's a mixture of both.

22 MS. VIEHE-NAESS: Okay, and so with

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1 respect to, you know, the hours you expect
2 this to go, I mean last night was an
3 interesting example of student life. The
4 president made his announcement at 11:00 or
5 whatever it was, and at midnight, there were
6 lots of students from George Washington
7 University and everywhere else out
8 demonstrating in front of the White House.

9 We can expect that kind of student
10 exuberance from UDC students, as much as
11 anywhere else on campus. What will you do to
12 protect our neighborhood from exuberant
13 students?

14 MR. THOMPSON: Well, I think it's
15 safe for us to assume, in anticipation of
16 having that level of student activity on
17 campus, that we would employ the similar
18 techniques that every university would use.

19 It's public safety or campus police,
20 student code of conduct, rules and
21 regulations, as well as depending on the rules
22 and regulations for the municipality, on how

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1 any resident should behave.

2 MS. VIEHE-NAESS: What about the
3 grab and go, whatever it's going to be? Is
4 that going to be open 24-7?

5 MR. THOMPSON: Right now, it is not
6 our anticipation to have a portion of the
7 building open 24-7. I think it is our goal to
8 really satisfy the needs of the community, as
9 well as the needs of our students, faculty and
10 staff, and we don't have any information to
11 suggest that 24-7 operation would be that.

12 MS. VIEHE-NAESS: So the only place
13 that a student could go for, let's say, you
14 know, a late-night whatever, because they stay
15 up really late, would be the McDonald's on
16 Wisconsin Avenue. Is that unchanged by any of
17 your plans?

18 MR. THOMPSON: Again, with the
19 student housing, I think the level of
20 specificity you're looking for, it's a little
21 early in the plan for that. But you're
22 speaking in generalities. A lot of

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1 universities have additional late night dining
2 options or grab and go options, if you will,
3 that are directly associated with the
4 residential halls.

5 MS. VIEHE-NAESS: Do you anticipate
6 food service, at least on a limited scale, in
7 the housing?

8 MR. THOMPSON: I would anticipate we
9 would, yes.

10 MS. VIEHE-NAESS: And that might be
11 late night, so they wouldn't be going to
12 McDonald's?

13 MR. THOMPSON: I would anticipate
14 that would be a part of our plan, to sort of
15 have our students in an on-campus student
16 housing complex.

17 MS. VIEHE-NAESS: Another question
18 is for the architects. How long does it take
19 to go from a, you know, the sort of lovely
20 plans you have now to actual working drawings
21 and bidding process?

22 MR. AVITABILE: I have to defer that

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1 to the architects.

2 MR. THOMPSON: Is that for the
3 student center or housing?

4 MS. VIEHE-NAESS: I'm going to let
5 you choose, but I would assume it would be an
6 architect who, and you're from RTKL, aren't
7 you?

8 MR. McCOACH: Yes, but RTKL is
9 responsible for the master plan. Cannon
10 Design is responsible for the student center,
11 and they can answer that question for you.

12 MS. VIEHE-NAESS: Thank you.

13 MR. MARSHALL: At the present time,
14 we started this project in earnest in January,
15 and it's been a very aggressive schedule.
16 You're just looking at the tip of the iceberg
17 here, as far as the number of people. We have
18 two firms that are blended together.

19 We're anticipating to be done with
20 construction documents in September, and
21 again, we --

22 MS. VIEHE-NAESS: And bidding takes

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1 how long?

2 MR. MARSHALL: Well, some of the
3 bidding will start before that time. So the
4 drawings will not be 100 percent completed
5 when contractors have started to look at a
6 project.

7 MS. VIEHE-NAESS: When does your
8 first shovel go in the ground, or whatever you
9 use these days?

10 MR. MARSHALL: Well, at this point,
11 we don't have the contractor in place. We've
12 started that process, and it's really a
13 contractor question.

14 MS. VIEHE-NAESS: Well, but that
15 applies -- that's important for our
16 construction management concerns. So we need
17 to know, you know, what you're going to do and
18 when you're going to do it. Do you know
19 that?

20 CHAIRMAN HOOD: I think the best
21 thing right now is we're dealing with a campus
22 plan and further processing. what you want to

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1 do, Miss -- help me with your name again?

2 MS. VIEHE-NAESS: Viehe-Naess.

3 CHAIRMAN HOOD: Viehe-Naess.

4 MS. VIEHE-NAESS: I really do live
5 on Van Ness Street, sir.

6 CHAIRMAN HOOD: Viehe-Naess, is to
7 make sure that you're convincing us, in which
8 way you would like to see this whole movement
9 move forward or not move forward. The key is
10 the ask questions that are going to convince
11 us. Ask your questions. They're going to
12 answer it. Then you ask your question, we go
13 back and forth.

14 MS. VIEHE-NAESS: All right, okay.
15 I just have a couple of last questions, one of
16 which is that when you're looking at the
17 pedestrian access from the Metro up to Van
18 Ness, and as you know Van Ness is the major
19 pedestrian access. I'm not sure that the
20 Council is, the Commission is familiar with
21 that. But it is the major pedestrian access
22 for the neighborhood down to the Metro.

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1 There is right now a short path that
2 goes through there. If I look at the plan, it
3 looks as though it's closed off the major cut-
4 through used by the neighborhood from the
5 elevator and from the escalator up to the
6 neighborhood, up to Van Ness. Is it planned
7 that everyone will have to go around that?

8 MR. MARSHALL: Right now, with the
9 proposed project, you can cut through Denard
10 Plaza from Van Ness Street, and then down the
11 new grand stair, or through the building
12 itself and down the elevator.

13 MS. VIEHE-NAESS: So you have to go
14 through the whole campus to go back to Van
15 Ness, or you have to go around? You can't go
16 through that little building around the
17 corner?

18 MR. MARSHALL: Yes. You can go
19 through the rain garden into the building and
20 can pass through.

21 MS. VIEHE-NAESS: Right, and I think
22 the other concern is that I know you're

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1 striving for LEED platinum. But if you added
2 parking and you came out LEED gold, would it
3 be a disaster?

4 MR. THOMPSON: Well, it would
5 actually cost more money to the project. I
6 don't think I would characterize adding
7 parking as being a disaster. I would say that
8 it would not be in line with the University's
9 larger mission and goals, to be as sustainable
10 as possible, which adding additional cars,
11 additional parking or enlarging our carbon
12 footprint would not go along with that notion.

13 MS. VIEHE-NAESS: But, and we will
14 have other people discussing it, and we've
15 already submitted written comments, which
16 question just how effective those good
17 intentions will be, given the fact that people
18 are human, and they commute in cars now and
19 when you increase enrollment and increase
20 faculty, they will continue to commute in
21 cars. Your plan assumes there will be no
22 increase in cars at all.

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1 MR. THOMPSON: I think you make a
2 point, but I would respectfully argue that
3 something that is changing notion amongst how
4 students pick their universities, something as
5 different from even as recently as 20 years
6 ago, when I was a freshman, is that students
7 are very active now in determining which
8 university has the most sustainable footprint
9 and sustainable practices, like having a LEED
10 platinum building.

11 Because of that, they actually are
12 more interested than I was or that I think
13 many of us remember being as freshmen, and not
14 having a car, and not being a contributor to
15 the, I guess if you will, the carbon footprint
16 of the environment as it currently exists.

17 MS. VIEHE-NAESS: I think we're
18 going to have to agree to disagree. You are
19 looking towards a much more idealistic world,
20 and we're living in --

21 CHAIRMAN HOOD: What I need is a
22 question, though.

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1 MS. VIEHE-NAESS: That was it. That
2 was my final comment, sir.

3 CHAIRMAN HOOD: Okay. That was your
4 final comment. I need a question.

5 MS. VIEHE-NAESS: So that's the last
6 question.

7 CHAIRMAN HOOD: That was your last
8 question?

9 MS. VIEHE-NAESS: Yes.

10 CHAIRMAN HOOD: Okay, and what you
11 were saying, when you testify, you can put
12 that in your case.

13 MS. VIEHE-NAESS: We will do that,
14 and we do have some witnesses from the
15 neighborhood, but I didn't understand that you
16 wanted them on tonight. It's getting late.

17 CHAIRMAN HOOD: No. See, I'm on
18 central time. Yes, I understand. Yes, we're
19 going to do that on the 25th. Hopefully,
20 we'll hear from your parties on the 25th.

21 MS. VIEHE-NAESS: Yes, we do.

22 CHAIRMAN HOOD: Okay, all right. I

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1 think this is an ending point. I would like
2 to try to squeeze something else in. But due
3 to the fact that the ANC Commission, Vice
4 Chairman Perry and others present their case,
5 we only want to have, to go through that once,
6 because I know there will be some questions
7 from, about traffic, once they consult with
8 the traffic consultant.

9 Now we have some time between now
10 and May the 25th. One of the things that we
11 hear, and I always just mention, it would be
12 good again to maybe try to meet with some of
13 the community folks. I'm not saying you
14 haven't; I'm not saying you have. Obviously
15 you have, but some say that they haven't met
16 with you.

17 Try to at least give those who are
18 going to be impacted more of a comfort level,
19 or at least try to make your case or try to
20 present to them. Again, I want to expound
21 upon, I think this is the first time this
22 campus plan has been done. I think it's been

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1 a great start.

2 I've seen a number of them, and I
3 want to -- my hat's off to UDC. But again, we
4 have some tweaks and some massaging we need to
5 do, and hopefully, some of that can happen
6 between now and May the 25th. So I'm just
7 asking. I'm not saying. I'm not mandating,
8 I'm not saying that it has to be, but I'm just
9 asking.

10 Okay. So I think this is a good
11 cutoff point. Ms. Schellin, do we have
12 everything in order? May 25th at 6:30.

13 MS. SCHELLIN: 6:30, and I guess if
14 the ANC could submit that traffic report ahead
15 of time for you guys, that would be great.

16 CHAIRMAN HOOD: Whatever you can get
17 us ahead of time on the traffic report.

18 MS. SCHELLIN: If we could get it by
19 the 17th, that would be good. That would be
20 15 days.

21 CHAIRMAN HOOD: If not, we're not
22 going to make it a big -- if we get it tonight

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1 or --

2 MS. PERRY: I would love to make
3 that commitment, but until we talk to our
4 traffic consultant, we can't. We're just
5 getting some of these documents tonight, to
6 even first start sending him. So we're using
7 Nelson Nygaard out of New York, which I think
8 has worked with DDOT on many projects.
9 Jennifer Steingasser's shaking her head, so --

10 CHAIRMAN HOOD: No or yes?

11 MS. PERRY: No. She's shaking her
12 head yes. So I think --

13 CHAIRMAN HOOD: Well, let me say
14 this. What we'll do is we will start with ANC
15 3F cross-examination, and that will be it.
16 ANC 3F will be doing cross-examination.
17 Everyone else is taking it, either turn it
18 down or taking their time to do cross-
19 examination.

20 Then we will proceed -- after that,
21 we will proceed with the Office of Planning's
22 report, and the District Department of

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1 Transportation. Okay. With that, I want to
2 thank everyone for their --

3 MS. PERRY: What about the ANC
4 report? ANC report too?

5 MS. SCHELLIN: That comes later.

6 MS. PERRY: Oh, okay. Sorry.

7 CHAIRMAN HOOD: I'm just kind of
8 giving a reference of where we're going to
9 start, and then we'll get to the ANC and to
10 the parties, and to those in support and
11 opposition.

12 Okay. I think we're all on the same
13 page. I want to thank everyone for their
14 participation tonight and their patience, and
15 coming back on the 25th. With that, this
16 hearing is adjourned.

17 (Whereupon, at 10:39 p.m., the
18 hearing was recessed, to reconvene on
19 Wednesday, May 25, 2011 at 6:30 p.m.)
20

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