

GOVERNMENT
OF
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

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PUBLIC HEARING

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IN THE MATTER OF: :

:

GEORGETOWN UNIVERSITY- : Case No.

NORTHEAST TRIANGLE : 10-32A

RESIDENCE HALL :

-----:

Monday,
November 25, 2013

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

The Public Hearing of Case No. 10-32A by the District of Columbia Zoning Commission convened at 6:30 p.m. in the Jerrily R. Kress Memorial Hearing Room, at 441 4th Street, N.W., Washington, D.C., 20001, Anthony J. Hood, Chairman, presiding.

ZONING COMMISSION MEMBERS PRESENT:

ANTHONY J. HOOD, Chairman
MARCIE COHEN, VICE-CHAIR
MICHAEL G. TURNBULL, FAIA,
Commissioner (AOC)
PETER G. MAY, Commissioner (NPS)
ROBERT MILLER, Commissioner

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OFFICE OF ZONING STAFF PRESENT:

SHARON S. SCHELLIN, Secretary

OFFICE OF PLANNING STAFF PRESENT:

JENNIFER STEINGASSER, Deputy Director,
Development Review & Historic
Preservation

STEPHEN MORDFIN

DISTRICT DEPARTMENT OF TRANSPORTATION STAFF
PRESENT:

FLEMING ELAMIN

The transcript constitutes the
minutes from the Regular hearing held on Monday,
November 25, 2013.

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

6:38 p.m.

CHAIRMAN HOOD: Good evening, ladies and gentlemen. My name is Anthony Hood. Joining me are VICE-CHAIR Cohen, Commissioner Miller, Commissioner May and Commissioner Turnbull. We are also joined by the Office of Zoning staff, Ms. Sharon Schellin. Also Planning staff, Ms. Steingasser and Mr. Mordfin. And the District Department of Transportation, Mr. Fleming Elamin.

Tonight's hearing is Zoning Commission Case Number 10-32A. We would ask that you not have any disruptive noises or access in the hearing room. If you have any procedural questions you can ask Ms. Schellin. That's all I can remember from the opening statement.

So, with that, let's get right into the hearing. Did I leave anything out?

VICE-CHAIR COHEN: Yes. Etcetera, etcetera.

CHAIRMAN HOOD: Etcetera, etcetera.

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1 Went off the top of my head. I'm so used to ready
2 it. So, anyway, again, if you have any
3 questions, procedural questions, talk to Ms.
4 Schellin and I don't know when it was advertised
5 but it was advertised and I will leave it at that.

6 Ms. Schellin, do we have any
7 preliminary matters? Okay. We have some
8 preliminary matters.

9 Oh, I'm sorry. Can we swear in all
10 those who wish to testify, if you would rise and
11 take the oath.

12 Ms. Schellin, would you please
13 administer the oath.

14 SECRETARY SCHELLIN: Please raise
15 your right hand.

16 Do you solemnly swear or affirm that
17 the testimony you will give this evening will be
18 the truth, the whole truth and nothing but the
19 truth?

20 Thank you.

21 CHAIRMAN HOOD: Okay. You can come
22 forward.

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1 SECRETARY SCHELLIN: We have one
2 expert that has not been -

3 CHAIRMAN HOOD: One expert witness.

4 SECRETARY SCHELLIN: - previously
5 accepted before.

6 CHAIRMAN HOOD: Okay.

7 SECRETARY SCHELLIN: Jami Milanovich
8 has been accepted many times.

9 MR. AVITABILE: Yes, our architect,
10 Vinicius Gorgati from Sasaki.

11 CHAIRMAN HOOD: How do you pronounce
12 it?

13 MR. AVITABILE: Vinicius Gorgati.

14 CHAIRMAN HOOD: Okay. Mr. Gorgati,
15 Commissioners, thank you. His resume is behind
16 Tab B. And you are preferring him as a --

17 MR. AVITABILE: An expert in the
18 field of architecture.

19 CHAIRMAN HOOD: Okay. Expert in the
20 field of architecture. Any objections?

21 Not seeing any objections, we will
22 have him as an expert. I'll let you pronounce

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1 his name again.

2 I do want to make a comment to Ms.
3 Milanovich. We do read the resumes. There was
4 a case that she had cited for the Zoning
5 Commission. Actually, that was a BZA case.
6 Might want to correct that resume. So, I just
7 wanted her and everybody to know we do read your
8 resume. Okay.

9 All right. We're ready to get
10 started.

11 MR. AVITABILE: Before everyone gets
12 set up, we're going to be brief this evening, but
13 we will run through just the highlights of the
14 presentation to anticipate any questions you
15 might have.

16 Good evening, Chairman Hood,
17 Members of the Commission. For the record,
18 David Avitabile from the law firm of Goulston &
19 Storrs.

20 We're here tonight to present two
21 projects on behalf of Georgetown University that
22 will provide additional on-campus student

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1 housing and create a more residential living
2 environment on the campus.

3 As you recall, the university and
4 its neighbors came to an agreement regarding the
5 2010 Campus Plan in the summer 2012. Although
6 the 2010 Campus Plan called for additional
7 on-campus student housing, it's not identified
8 where all the beds would be located. So, we are
9 here tonight to seek approval for amendments to
10 the Campus Plan to accommodate housing in two
11 locations. The Northeast Triangle site which
12 is located in the Northeastern quadrant of the
13 campus adjacent to other on-campus Residence
14 Halls and Ryan and Mulledy Halls which are
15 located in the core of the campus.

16 We also seek further processing
17 approval for both projects. The Northeast
18 Triangle project of new construction and so we
19 have presented and will present tonight the
20 plans for that project. Ryan and Mulledy Halls
21 are existing buildings that will adapted for use
22 as a student Residence Hall so we merely seek

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1 approval for that conversion.

2 Before we present those plans,
3 however, we thought it might be appropriate to
4 give you a brief update on what we've been up to
5 since we last met in summer 2012.

6 Chris Augustine, the university's
7 Chief Operating Officer, Todd Olson, Vice
8 President for Student Affairs and Dean of
9 Students and Robin Morey, the Vice President of
10 Planning and Facilities Management will provide
11 that update.

12 MR. AUGUSTINE: Thank you very much,
13 David.

14 Good evening. This is the first
15 chance I've had to present before you so I'd like
16 to use this opportunity over the next three or
17 four minutes to set some context about how we
18 arrived at this place and some of the progress
19 that we have made. But first let me just spend
20 a minute on the role that I play at Georgetown
21 which is new and that's why it's the first time
22 I've presented before you. As the

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1 Senior Vice President and Chief Operating
2 Officer, my main responsibilities are
3 overseeing both the financial and the operating
4 units of the university. And in was in that
5 context that I believe I began my work right
6 around the time that we began coming to some
7 agreement with the community over some
8 significant issues that were of importance both
9 to the community and the city but to the
10 university as well. And we created this role
11 for the university and it's the first time in its
12 history I think as the university was going
13 through a inflection point because of the
14 financial crisis, because of changes in
15 technology and the delivery of pedagogical
16 services. But most importantly because of the
17 changing dynamics that were both domestic and
18 global.

19 I also want to say that one of my
20 roles within the university is co-chair of the
21 Georgetown Community Partnership which I
22 believe is the basis for much of the success that

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1 we have had over the course of the last 18 months.

2 In terms of the agreement with the
3 community, I described it since I had no role in
4 community conversations prior to the last 18
5 months as a little bit of like Hatfield and the
6 McCoys meaning if you were new to this and you
7 asked somebody why are you arguing you
8 fundamentally couldn't get an answer. You just
9 knew that you didn't like the other folks.

10 And I think that when we sat down
11 with the community leadership and tried to
12 understand what was those issues that separated
13 us, what we determined was the key issues that
14 separated us were really a function of history.
15 But when you got down to it that we had far more
16 in agreement than we had apart. And I think
17 those shared objectives that we spent the last
18 year and a half working together collectively
19 with the community and with the city and with our
20 university were around some key issues.

21 Part of what we're seeking your
22 approval for tonight is an important first step

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1 as it relates to our agreement. And that is the
2 improvement of campus facilities for our
3 students on our main campus footprint. But
4 we're also in alignment, we believe, on
5 improving the flow of transportation in and
6 around the campus, beginning a master planning
7 process where we've had to change both internal
8 and external support to help us get there and
9 fundamentally addressing the culture around
10 student behavior.

11 And so I believe at this point in
12 time that we have a shared set of objectives with
13 the community and with the city regarding how we
14 are proceeding forward. We are not completely
15 satisfied with the progress that we made but we
16 are thrilled in which the path that we are on.

17 So, based on the framework with the
18 community and based on the agreement and the
19 partnership that we have built with the
20 community, we've taken internal and external
21 steps and before I turn to my next colleague, I'd
22 like to just give you a high-level briefing in

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1 terms of the progress that we've made.

2 We, first of all, operationalized
3 the Georgetown Community Partnership which I
4 believe fundamentally is at the core of why we
5 have been successful to date. Secondly, we've
6 retained for City of Washington and our
7 colleagues at Sasaki to help do a comprehensive
8 master plan of both the campus that we are on and
9 the new campus that we hope to develop over the
10 next decade. Absent us doing master planning,
11 I believe at the core of some of our prior
12 disagreements was that we did not have a
13 fundamental long-term plan that helped guide us
14 and the competitive context under which
15 Georgetown University lives as well as a guiding
16 transparent process that the neighbors and the
17 city could see.

18 We've retained these two groups and
19 we have begun the short-term master planning
20 process which has led to these two housing sites,
21 but we believe over the next year we will have
22 fundamentally more at stake with that master

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1 planning process that we hope to share with you.

2 We've reorganized several
3 departments within the university including
4 Facilities and Planning which is led by the
5 gentleman to my right, Robin Morey. We've
6 reorganized Community Engagement as well as
7 Neighborhood Life, bringing in expertise and a
8 structure that we believe responds to the
9 critical issues.

10 And those the GCPs, five working
11 groups. We have engaged students, university
12 leaders, community leaders to improve the
13 quality of life for all of those living within
14 the Georgetown community. Based on this
15 framework and this update I'd like to turn it
16 back over to Todd Olson.

17 MR. OLSON: Thank you, Chris, and
18 thank you for the opportunity to be here this
19 evening.

20 I want to just briefly address some
21 of the work that we've been doing in implementing
22 the plan as it relates to student behavior,

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1 student life both off campus and on campus. As
2 my colleagues have mentioned, our key goal and
3 one of the key points of our agreement is that
4 we'll develop a more vibrant and larger
5 on-campus living and learning community. We've
6 taken a number of steps in that direction as well
7 as a number of steps to address student impacts
8 in the local neighborhoods in the Georgetown
9 community. So, I'll talk about those briefly.

10 First of all in terms of addressing
11 some of the impacts of students on campus, we
12 have worked creatively and diligently with our
13 students, with our neighbors, with colleagues
14 across the university and with external experts
15 as well including Michael Lakin of Reingold LINK
16 came in and worked with us extensively. And
17 part of what we've put in place in that area as
18 Chris referenced a brand new organizational
19 structure with new leadership in Office of
20 Neighborhood Life. Some creative focused new
21 initiatives that address issues off campus. We
22 have moved students from what was the Magis Row

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1 Community on 36th Street because that was an
2 important issue. It is part of our agreement.
3 We have equalized social life and party policies
4 on campus and off campus, created new incentives
5 for students to socialize on campus in an effort
6 to move the center of gravity as students
7 socialize back onto the campus.

8 We've also created a new orientation
9 program with a great deal of collaboration to
10 introduce these topics as intensively as
11 possible to students at the beginning of their
12 experience with us. And we have worked
13 collaboratively and continually to monitor our
14 work, to ask whether we're moving in the right
15 direction. And as my colleague mentioned, I
16 believe, that we are very encouraged by the
17 direction we're moving in, very encouraged by
18 our initial work. We know we have a lot of
19 ground yet to cover and we're committed to
20 continuing the work.

21 I do want to note that I think one
22 part of the evidence of the progress we've made

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1 in working together is that we are submitting
2 this week a consensus compliance report on our
3 first year's work. So, as I said, while there's
4 much more work to do, we know we have work ahead,
5 I'm very encouraged by the direction we're
6 moving and the positive start.

7 And I believe with that noted, I will
8 move next to my colleague, Robin Morey who will
9 talk a little bit about the process around
10 housing planning.

11 MR. MOREY: Thank you, Dr. Olson and
12 members of the -

13 CHAIRMAN HOOD: Make sure your mic is
14 on.

15 MR. MOREY: Got it, thank you.

16 Thank you, Dr. Olson and members of
17 the Zoning Commission.

18 Similar to Mr. Augustine, I have not
19 testified in front of this committee and take
20 just a moment to introduce myself. Robin Morey.
21 I am Vice President of Planning and Facilities
22 Management, Georgetown, and I assumed that role

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1 back in January of 2013.

2 In that role I am charged with the
3 daily care and feeding of the 104 acres of the
4 historic footprint, over 62 million square feet.
5 I am equally charged with the long-term physical
6 planning and strategic development which will
7 form our Campus Plan and its implementation.

8 As Mr. Augustine noted, our team of
9 for City of Washington and Sasaki and a number
10 of other consultants are engaged in a master plan
11 strategy of which the housing aspect was brought
12 to the very forefront and hence why we're here
13 tonight which is the review of the Northeast
14 Triangle and Ryan and Mulledy Halls.

15 While simultaneously working on the
16 housing study, our team completed construction
17 of the Georgetown Downtown Campus. That
18 awesome facility is completed and opened on time
19 at 640 Mass Avenue for our School of Continuing
20 Studies.

21 I'm also pleased to report that
22 construction is well underway on our Healy

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1 Family Student Center and then finally we are
2 well underway on a study to have our on-campus
3 bus turnaround as well. I believe the committee
4 knows that these three projects are critical to
5 our Campus Plan commitments and I am pleased with
6 the progress on those to date.

7 Now, simultaneously, we are working
8 on longer term master planning efforts.
9 Specific efforts include accumulation of space
10 data and understanding how we use the space on
11 campus determining what our deferred
12 maintenance requirements are so we can have an
13 effective capital plan moving forward,
14 analyzing our transportation demands and
15 infrastructure and how we access our campus with
16 vehicular as well as on foot and by who. And
17 then we are also engaging with all of our
18 clients, our students, faculty, staff, the
19 community to gain a better understanding of how
20 our staff collaborates with our faculty on the
21 campus.

22 This data when we have it all

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1 together and fully analyzed will allow the
2 development of a well-informed sustainable
3 Campus Plan insuring the highest quality and
4 best use of land moving forward. This is a
5 detailed look at where we stand with our master
6 planning efforts.

7 And with that, I'd like to turn it
8 over to Vinicius Gorgati to have a detailed
9 review of our Northeast Triangle Residence Hall
10 project.

11 MR. GORGATI: Thank you, Mr. Morey.

12 So, I'm Vinicius Gorgati. I am an
13 architect and a principal at Sasaki Associates.

14 If I could take your attention to the
15 screen I'll just take you a few slides that
16 illustrate the progress of some of our work
17 around the residence life project. And please
18 stop me if you have questions.

19 I think just to orient everybody,
20 this is a map of the campus with Reservoir Road
21 at the top. The river at Canal Street at the
22 bottom. Healy Quad to the right side over here.

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1 The football field is back in the middle of the
2 campus.

3 We were engaged by Forest City and
4 the university last year to start works on the
5 master plan and at the same time to start a
6 student residential life, a study and analysis
7 to select sites for future housing on campus. A
8 very important part of the exercise was to map
9 out the way students live and how they operated
10 within campus and there were a couple of
11 take-away from this exercise that were very
12 valuable to us as we embarked on this project
13 that we're talking about.

14 One is that there is a very heavy
15 concentration of residential life in the core
16 campus which is from the library all the way to
17 Leo's Dining Hall, what we call the main campus.
18 Second concentration of students on the east
19 campus which is immediately to the east of the
20 main quadrant across 37th Street. And as we
21 notice on the north campus there is a much
22 smaller concentration of beds. So, one of the

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1 first take-away is that it would be important for
2 us is at all possible to find opportunities to
3 density that part of the campus.

4 Another very important component of
5 this is what we call the main pedestrian
6 corridors on campus. The way the campus
7 developed over time is that we have two very
8 intense north/south spines, pedestrian spines
9 originating from the north. One going from Red
10 Square to the Healy Quad which is one of the most
11 memorable spaces on campus. A second one that
12 has been fully energized by the science building
13 recently opened coming through the science
14 center towards Harbin Terrace and Leo's Dining
15 Hall.

16 Then a third one running east/west
17 which we call the Library Walk which really
18 connects the main gateway of the library. One
19 of the main gateways to dining and athletics to
20 the left.

21 So, another element of this study as
22 Dr. Olson mentioned was to incur these

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1 initiatives to strong student and residential
2 life on campus.

3 So, we analyzed about eight
4 different sites and at the end of the student
5 early this year there were four that rose to the
6 top as the most promising sites. You have them
7 on the screen over there. To the north, Kober
8 Cogan which offers the potential for about 200
9 beds. The next one is the NET, the Northeast
10 Triangle we're looking at tonight which offers
11 the opportunity for 225 beds.

12 Harbin Terrace where beds depend on
13 the height of the building which is an
14 interesting site right at the core of the campus
15 at the end of the walk from the science center.

16 And then finally Ryan and Mulledy
17 as you will hear a little later from David as well
18 as a possibility for renovations of what used to
19 be a residential facility for Jesuits.

20 So, first about the Northeast
21 Triangle, one of the great attributes of this
22 site as we think about the future of the campus

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1 is that with the opportunity to develop a new
2 green on campus by submerging parking at the
3 north end and reinventing the entrance to the
4 Healy Center which is the main student center on
5 campus with a new building anchoring that green,
6 we start to set up a sequence of very interesting
7 open spaces, a new entry plaza for the Healy
8 Center towards Red Square which is one of the
9 most active spaces on campus. And the Northeast
10 Triangle there sits right at the threshold in
11 between this new north gateway and Red Square.
12 So, from that perspective, it's a great
13 opportunity as not only a Residence Hall with a
14 strong living and component but also as a new
15 open space in the connecting or the stepping
16 stone in between two very important quadrants on
17 the campus.

18 To that extent this project is
19 envisioned not only as a resident hall for 225
20 students with a very strong living and learning
21 component on the first floor but also as the
22 generator of a new open space like an open room

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1 with hard scape and soft scape that really
2 creates an inviting space in between the
3 academic building Reiss.

4 Also of importance as part of this
5 project the re-orchestration of the procession
6 from Red Square through the gateway here. It's
7 the ICC Building with new monumental steps and
8 a new ramp that promotes much more sort of a
9 equalitarian sophisticated way to move and
10 overcome the great differential in between ICC
11 and the new open room.

12 An intrinsic part of this and if you
13 look at this section, it's a section cutting
14 across the building looking towards the north as
15 the diagram suggests, is the creation of this
16 outdoor room as a plaza really is sort of
17 embraced by a two-story space dedicated to
18 living and learning with functional rooms,
19 workshop spaces and study rooms that open
20 directly into this very important pedestrian
21 corridor and tries to concentrate the activity
22 of student residential life internally to the

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1 campus.

2 Conversely, as the site slopes on
3 the east against the Visitation School, we
4 created a series of green terraces that create
5 a much more, a much calmer and intimate set of
6 spaces for the use of the Residence Hall as well
7 as the community around it. So, bringing the
8 energy of the campus towards this sort of a plaza
9 over here and creating a green transition on the
10 east starting on the second floor of the
11 building.

12 This is just a linear section on our
13 sort of a setback from the building towards
14 Visitation that shows this idea of a patio for
15 the residents, sort of a backyard and then green
16 terraces that connect back to the flat towards
17 the ICC and Red Square.

18 Now, the idea for the building then
19 is to create a very active first floor, primarily
20 towards to south as it receives the approach from
21 Red Square and then towards the west as it
22 creates a new environment with the Reiss

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1 Building. The idea is that in the near future
2 Reiss would also go through some renovations,
3 therefore, be able to support the idea of an
4 attractive student oriented space as well.

5 You will notice that at the tip of
6 the building towards the north there is a tower
7 which we call the Living Learning Tower which is
8 sort of the lounges for the building. I'll
9 describe the plans briefly in a second.

10 The idea of the tower is to mark from
11 the north the gateway into the residential part
12 of the campus towards the south to create an
13 engaging element for the students and espouse
14 the ideas of living and learning that Dr. Olson
15 described.

16 Furthermore, the idea for the
17 building is to borrow the national stone that
18 occurs in the Healy Quad combined with combined
19 with limestone, a interpretation of the very
20 traditional pallet. And to the east and to the
21 north as the building faces towards visitation
22 towards Healy, the existing Residence Halls to

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1 take the character of the brick that is
2 traditional to the campus and to other student
3 unions on campus as well.

4 From the north, this view is coming
5 across the bridge from the Student Center. This
6 is the Living Learning Tower with a staff is the
7 center of the community for the Residence Hall
8 and you'll see on the first floor the entrance
9 to the building. To the left of the entrance is
10 the main living room for the students as part of
11 the Residence Hall. To the right of the
12 entrance is the Living and Learning unit which
13 is open to the campus community.

14 I'll take you through the plans
15 briefly. In this rendition you'll see the idea
16 of this open plaza, the open room that sort of
17 becomes an extension of the internal workings of
18 the building. The entrance under the tower is
19 to the north right across from the bridge from
20 the Student Center. As you come to the
21 vestibule you have an immediate choice. You can
22 turn to the right and this is an open lounge,

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1 double-height space that leads into a workshop
2 space for the students and support spaces are
3 sort of concentrated in the back such as
4 restrooms and storage spaces with some study
5 nooks mediating the breakout lounge in the
6 support spaces in the back.

7 The other choice through corridor
8 access is to get into the lobby of the Residence
9 Hall with the control desk. The elevators and
10 the stairs sort of embrace that area. You have
11 the Resident Director's Office with other
12 support spaces including a bike storage -
13 enclosed bike storage that is open to the north.
14 And then the fireplace lounge which is the main
15 heart of the community at the first floor level.

16 So, the idea is to provide the proper
17 sense of separation in between the more private
18 uses and the more public uses and yet to have
19 those two be visually communicated and in full
20 view of the spaces outside.

21 We also created a mezzanine space
22 that is dedicated to study rooms and a couple of

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1 office spaces and a conference room. So the
2 idea here is to provide areas for private study
3 for students as well as a balcony overlooking
4 towards the hang-out space for more informal use
5 by the students. You'll see some renderings of
6 that space.

7 And the official second floor, we
8 called it previously the mezzanine. The
9 official second floor we start with the
10 Residential Life portion. These are semi-suite
11 style occupancies. A couple of bedrooms,
12 double bedrooms with compartmentalized
13 bathrooms. You'll see a concentration of
14 kitchenette and lounge space around the
15 crossroads of the circulation by the elevators
16 and the stairs and then smaller more intimate
17 study space towards the south of the building.

18 And as we move upstairs, there are
19 some changes in the type of topologies including
20 some apartments for chaplains and resident
21 directors and a faculty residence that supports
22 the idea of community in the building.

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1 At the seventh floor we introduced
2 a terrace. I mean, the students were very
3 participative in this process and they were very
4 candid about the desire to have more open spaces
5 as part of the building as we move up so there
6 is a balcony off study space to the south of the
7 building with very nice views of the main
8 quadrant of the campus and towards the southeast
9 and a contemplated space to the east of that that
10 compliments the idea for student life,
11 residential life.

12 And then on the eighth floor another
13 feature of the building responding to the
14 students' desire for more open space, we created
15 a green roof towards the west. The building has
16 very nice views of the east of the visitation
17 school. It has a more urban condition towards
18 the west, towards Reiss so the idea here was to
19 push back the volume of the building somewhat to
20 alleviate the mass in the open room and to create
21 the green amenity of the green roof with a couple
22 of balconies, one from the lounge space,

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1 kitchenette and one from the chaplain's
2 apartment that allow for different levels of
3 congregation in that area as well.

4 The top of the building has a smaller
5 enclosure for smaller mechanical equipment but
6 other than that it's primarily a green roof.
7 This is not accessible by the students but it's
8 an amenity for the building as we look for a high
9 level of sustainability. This is a
10 cross section, a more technical section. David
11 Avitabile will get into more details about this
12 as need be. This explains the section of the
13 building as we mentioned before, the open room
14 at the first floor, the double-height space of
15 the living and learning environment, seven
16 levels to the parapet over here. The building
17 pushes back to create the green roof and massage
18 the scale of the building towards the open room
19 and you'll see towards the back the zoning lines
20 at the setback going up 40 feet and then a 45
21 degree angle and you'll see the zone up there and
22 steps the project is asking for in that small

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1 triangle in between the red line and the blue
2 line.

3 Very briefly, the elevation as I
4 mentioned before taken on the materiality of the
5 campus, the cut off that we have here on the table
6 is the material that prevails on the elevations.
7 You'll see the treatment of the arcade over here
8 along the first floor mezzanine. The bending of
9 the windows creating a rhythm that was inspired
10 by one of the main residence halls on campus,
11 Café on either quad. You'll see the line of the
12 eighth floor being pushed back to alleviate the
13 scale here.

14 The terrace at the seventh floor
15 that overlooks the main quad as well as the
16 living and learning tower to the left. And the
17 idea then as some of the buildings like Café as
18 well as White-Gravenor on campus too as we
19 transition to the north the cornerstone or the
20 first floor and a half of stone is a limestone
21 banding gives way to a level of brick, the same
22 level of fenestration developed within the brick

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1 walls.

2 This is a view from the visitation
3 side from the east. The building sort of sits
4 on a hill and so part of the first floor is, in
5 fact, niched against the hill and then the brick
6 volume then sitting on a stone base turns towards
7 the south and the southwest as the tower with
8 student residences and the balcony at the top.

9 More specifically towards the
10 inside this is the entrance to the building
11 across from the Leavey Center Bridge so from
12 through this wood and stone portal, the
13 fireplace lounge to the left and the living
14 learning to the right, the lounge is on the tower
15 right marking the entrance to the building.

16 As you enter the building and
17 turning to the living and learning space you have
18 a double height space in full view of the open
19 room outside of the plaza, full view of the
20 workshops faced towards the south. To the left
21 you see some of the study nooks. And then at the
22 mezzanine level, the balcony that overlooks the

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1 double height space and serves as sort of an
2 informal space for learning and engagement.

3 A view from the other end, we are at
4 the doors of workshop space. From here you can
5 look out again to the plaza you can see. Glimpses
6 of the elevator tower to be the center and the
7 steps that goes to the Student Center. The
8 entrance at the end of the picture with a
9 conference room at the top and study nooks and
10 a glimpse of the little kitchen. We have a prep
11 kitchen to support the functions of the floor and
12 of the workshop space.

13 This is a view of the workshop space,
14 you know, the idea of technology being a very
15 important part of this example as well as the
16 upper level. The mezzanine is always in view of
17 some of these elements to create some
18 synergistic relationships in between the
19 spaces. And then finally, a view of some of the
20 study nooks at the mezzanine level. You see the
21 railing against the double height space, some of
22 the study nooks and soft seating and study spaces

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1 to the left.

2 This is a glimpse, a computer
3 rendering of the seventh floor study space and
4 the terrace so you can walk out on the terrace
5 here. What you see over there is White-Gravenor
6 has the stone front and a brick back. And then
7 diagonally between that building and ICC you'll
8 see glimpses of the Healy quad as well as the
9 views towards the city - towards Southeast.

10 Just another shot of - in terms of
11 materiality, as I mentioned when we talk about
12 stone, we are looking at an interpretation of the
13 existing Carderock that we find on campus which
14 is a very beautiful, very diverse stone in terms
15 of coloration and texture. What Gravenor has a
16 very nice balance between two tones of
17 limestones. We're procuring some of that in the
18 elevation of the new building as well.

19 The idea of brick is an important
20 component in the architecture of the campus that
21 could be deployed strategically to the eastern
22 mark of the building as well as emphasizing

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1 transparency, you know, borrowing from the past
2 so making sure that we get level of engagement
3 to the first floor and the tower that the
4 community is looking for. And, finally, at the
5 entrances in strategic places the use of wood as
6 an important and warm material in the
7 composition block.

8 So, that was the summary for the
9 Northeast Triangle. I'll briefly take you
10 through Ryan and Mulledy Halls where we are
11 proposing a conversion to student housing as
12 David Avitabile mentioned in the beginning.
13 The idea of renovating these two buildings or
14 these two wings shall we say in a very core
15 location for the campus across from the new
16 Southwest Student Center as well as the Dining
17 Hall is very promising. It's a very beautiful
18 environment on the campus.

19 The buildings have, especially
20 Ryan, has a very strong presence on campus in
21 terms of it's sort of architecture fenestration
22 as well as the use of brick and limestone

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1 mounting. The opportunity to create a new
2 entrance to the building to Mulledy, in fact,
3 from this new entry court here. It's quite a
4 nice scale that we get a beautiful view of the
5 plaza as well as recuperating the academic
6 entrance on the quad across from the Chapel which
7 is really a spectacular open space on campus.

8 MR. AVITABILE: That's great. Thank
9 you very much.

10 Briefly, to close, first,
11 Commissioner May, we do have material samples
12 here if you would like to take a look at them.
13 We did bring them with us but I suspect you are
14 familiar with the Carderock on the main campus.

15 We have also provided you with
16 copies of the presentation. A copy of the
17 materials that we brought this evening and,
18 finally, a copy of the university's first
19 compliance report which Dr. Olson mentioned.
20 Again, this is prepared in conjunction with
21 members of the Georgetown Community
22 Partnership. It is almost final but not quite.

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1 We are just waiting for the final review from
2 ANC-3D which is one of the members of the
3 Georgetown Community Partnership.

4 The record this evening contains
5 detailed reports from OP, DDOT and ANC-2E in
6 support of the application and we appreciate
7 their support. The record also contains a
8 letter of support from Georgetown Visitation,
9 our adjacent neighbor to the west.

10 As set forth in our application and
11 our pre-hearing statement, we believe that the
12 requested variance relief for the Northeast
13 Triangle Residence Hall is appropriate and it's
14 consistent with the Commission's approval in
15 similar cases. Briefly, the size and shape of
16 the available development site combined with the
17 university's institutional needs create an
18 exceptional condition. Full compliance with
19 the setback requirement creates a practical
20 difficulty because it reduces the achievable
21 number of beds below the threshold that makes
22 the Residence Hall programmatically and

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1 economically viable.

2 And, finally, the relief will not
3 adversely impact surrounding neighbors and it is
4 consistent with the intent of the Zoning
5 Regulations to encourage universities to grow
6 within their campus boundaries rather than out
7 into surrounding neighborhoods.

8 As also set forth in our materials,
9 both projects satisfy the requirements for
10 special exception approval under Section 210 of
11 the Zoning Regulations. First, the university
12 has updated the Campus Plan as a whole to reflect
13 the additional residential sites. And, second,
14 the proposed use is not likely to become
15 objectionable to neighboring property due to
16 noise, traffic, number of students or other
17 objectionable conditions.

18 Because of the requirements in the
19 Campus Plan, the university is moving forward to
20 construct these projects as expeditiously as
21 possible. To accomplish this goal, we have
22 requested some design flexibility to modify the

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1 plans we presented to you as we continue to move
2 forward.

3 For the Northeast Triangle site we
4 do request flexibility to modify the design to
5 respond to comments from the Old Georgetown
6 Board and other preservation officials.

7 Although we submitted to OGB back in
8 early summer, we haven't yet received comments
9 on the building design. We're optimistic that
10 they will support the proposal but if we need to
11 make further changes we ask that we not have to
12 return to the Commission for further approval
13 from you even if we have to make relatively minor
14 changes to the height, density or location of the
15 building in addition to modifications to the
16 design.

17 For Ryan and Mulledy Halls, we have
18 just begun to fully investigate the work that
19 will be required to renovate the buildings up to
20 current standards. This work may require some
21 minor modifications or additions to the existing
22 buildings. We ask for flexibility to make those

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1 code-required modifications even if they are
2 additions to the existing buildings without
3 further approval from the Commission.

4 And, finally, we have presented
5 conceptual numbers on the number of beds we
6 expect to achieve on each Residence Hall as we
7 continue to move forward on the design, the
8 actual number of beds may vary slightly upwards
9 or downwards and so we ask for flexibility on the
10 number of beds, both upon initial construction
11 and then over the life of the buildings to
12 accommodate changes in program.

13 The proposed project meets all the
14 requirements for approval under the Zoning
15 Regulations and the Campus Plan and they are
16 supported by OP, DDOT and ANC-2E.

17 We respectfully request that you
18 approve the application. We thank you for your
19 time and we are happy to answer any questions.

20 Thank you.

21 CHAIRMAN HOOD: Okay. Thank you all
22 very much for your presentation.

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1 Mr. Avitabile, you ask for a lot of
2 flexibility there and I have to make sure I
3 understand the comprehend some of the things in
4 not returning to us.

5 I can understand not wanting to
6 return to us but we want to make sure that there's
7 some parameters --

8 MR. AVITABILE: Absolutely.

9 CHAIRMAN HOOD: - in how we do this.
10 So, anyway, that's enough said on that. As we
11 get into it, we can discuss more.

12 Let me just ask one question
13 quickly. And I don't usually go first.

14 The person from 3-E, I think it is
15 who has not had a chance to review or do they have
16 some concerns or -

17 MR. AVITABILE: ANC-3D. They
18 reviewed it once. All of the members of the
19 Community Partnership have reviewed it but they
20 wanted to review the final version that's
21 included some of the comments in order to just,
22 I guess, take a final view of it. Okay?

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1 CHAIRMAN HOOD: Okay. We will hear
2 from them.

3 Okay. Commissioners, let's open it
4 up for any questions. Do we have any? Okay.
5 Commissioner May.

6 COMMISSIONER MAY: Okay. So, since
7 you brought the materials you might as well bring
8 up. I mean, I wasn't really going to ask much
9 about the materials since this is not a PUD. Put
10 them up here and I'll look at them closer.

11 First of all, I was glad to see that
12 tonight we received a letter from Georgetown
13 Visitation because that was one of the
14 questions, you know, saying that you presented
15 it. We didn't have any word from them but it
16 appears they support it.

17 I am concerned about the OGB
18 comments. So, can somebody sort of fill us in
19 on what they said when you presented to them even
20 if they haven't - I mean, I'm surprised they
21 haven't given you a letter on this topic but you
22 can tell us more about exactly what they said

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1 at the presentation.

2 MR. AVITABILE: Robin, do you want to
3 start?

4 MR. MOREY: Certainly. I would
5 suggest that we did not really get a complete
6 hearing at the OGB meeting when we went. One
7 member abstained and another member was retiring
8 so hence it was really only looked at by one of
9 the members. And we also had a pretty
10 impassioned reviewed from some students that
11 were there kind of qualifying that there was not
12 engagement during that process. So, I don't
13 think that they reviewed the architecture of the
14 building. Much of the comments were focused on
15 the site selection. Since then we've gone back
16 and have had several meetings with the OGB staff
17 detailing our housing selection process and the
18 strategy in which we arrived at the Northeast
19 Triangle site.

20 MR. AVITABILE: To expand on that.
21 We met with OGB. We initially presented to them
22 in the summer so I think it was at the July

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1 meeting and at that discussion the board largely
2 focused on the site selection. We didn't get
3 into the design of the building at all. We then
4 went back again in October and, again -
5 September, I'm sorry. And the board again
6 focused on the site selection and the Campus
7 Planning that led to the site selection and
8 didn't get to the design. So, it's not so much
9 that they don't prefer the design of the building
10 or they have significant concerns, they simply
11 haven't commented on it yet. They've been so
12 focused on the site selection that they haven't
13 gotten to the building design yet.

14 COMMISSIONER MAY: Okay. So, that
15 raises a bigger issue. I mean, if they are
16 spending so much time focusing on the planning
17 aspects of the project, I'm a little concerned
18 about what that's going to mean in terms of
19 their, you know, whenever they start to actual
20 render reach judgment on this. I mean, are they
21 okay with the general siding and massing of
22 building and are they prepared to move on to

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1 design review or are they questioning some of the
2 fundamentals of this?

3 MR. MOREY: I think that they were
4 questioning the fundamentals and through
5 further education through the staff, I believe
6 we're at a good place where next week we will
7 present a more comprehensive view of the housing
8 study, how we arrived at that site, what that
9 longer-term future looks like in terms of land
10 use and then go right into the architecture of
11 the building. So, I believe we're in a good
12 place.

13 COMMISSIONER MAY: Okay. All right.
14 Well, that's it for my questions.

15 CHAIRMAN HOOD: Okay. VICE-CHAIR?

16 VICE-CHAIR COHEN: Thank you, Mr.
17 Chairman.

18 I'm looking at the view from
19 Southwest and I was wondering why there - it
20 looks very cold that walkway. And on the next
21 page is a view from the Leavey Center, at least
22 you have some benches. And I just was wondering

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1 do you plan to put in any furniture?

2 MR. GORGATI: Yes, yes. That's an
3 integral part of the design. I think on this
4 very preliminary rendering, what we are showing
5 is a series of benches that frame the west side
6 of the walkway, but we also imagine a lot of
7 tables and chairs sort of adjacent to the
8 building right near the outside of the Living
9 Learning Center.

10 One of the elements of this and I
11 didn't mention during the presentation that we
12 have a series of pivoting panels that open from
13 the lounge space as well as the workshop space
14 that then help to activate the plaza as well.
15 So, there is an idea of a lot of interaction and
16 hangout in the plaza as well.

17 VICE-CHAIR COHEN: Will there be
18 bicycle racks nearby too?

19 MR. GORGATI: There are bicycle
20 racks, both to the north of the building, to the
21 south here near the entrance to Reiss as well as
22 I mentioned an enclosed bike storage space on the

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1 north of the building open to the green.

2 VICE-CHAIR COHEN: All right. If
3 you can go to the drawing that says view from
4 Southwest I just want to ask a question.

5 MR. GORGATI: I'm sorry, this one
6 here, right?

7 VICE-CHAIR COHEN: Yes. To the
8 right of the building, again, there it looks like
9 there are steps.

10 MR. GORGATI: Yes. What those are
11 they are green terraces so what they have will
12 have sort of an eight-foot lawn with a Nash that
13 would be like a bench seat-like element and are
14 stairs to the left of that against the building.
15 So, basically, it's like a natural sort of a
16 terracing of the site with a number of lawns
17 trained by this sort of sitting elements.

18 VICE-CHAIR COHEN: How will
19 handicapped people navigate that? Is there
20 going to be a rail?

21 MR. GORGATI: That is not a - that's
22 not a pathway so you don't go up there to reach

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1 any place. So, it's basically a place you sit
2 and hang out. So, it would not be accessible for
3 that extent.

4 VICE-CHAIR COHEN: Yes, but still if
5 I'm disabled how do I navigate, you know, there's
6 no way that I could --

7 MR. GORGATI: Reach. I mean you can
8 - from the Residence Hall you can come to the
9 upper terrace from the second floor.

10 VICE-CHAIR COHEN: Okay. There is
11 access.

12 MR. GORGATI: Okay. There is access
13 at that point.

14 VICE-CHAIR COHEN: Okay.

15 MR. GORGATI: It's - if you need steps
16 they're not accessible.

17 VICE-CHAIR COHEN: Okay. I know
18 this is not a PUD but I am really interested in
19 sustainability features.

20 MR. GORGATI: Yes.

21 VICE-CHAIR COHEN: And I know that
22 you have a green roof. Have you done additional

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1 sustainability measures in the buildings?

2 MR. GORGATI: We are right now
3 starting the process of - I mean, we documented
4 a first run on the LEED score card that we are
5 tracking the growth for the building to achieve
6 LEED growth at the end and we believe we can do
7 that. I mean, we have a combination of what is
8 the other sort of state-of-the-art construction
9 techniques and use of materials. The quality of
10 the glass, you know, shading against the west
11 exposure and then also the integration of the
12 plaza and the landscape around it in relation.
13 So, there will be a multitude of strategies.
14 The systems that we're looking at for
15 mechanicals are sort of also focused on
16 efficiency right now. And even the way that the
17 building is - the structure is designed trying
18 to save in terms of the thickness of the slabs
19 and the floor-to-floor has to do with
20 economizing with materials and systems as we
21 get - so there's a very, shall I say, aggressive
22 initiative that comes not only from the client

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1 side of the students as well as the designers.

2 VICE-CHAIR COHEN: And what about the
3 Ryan and Mulledy buildings. Are they going to
4 be able to be upgraded according to
5 sustainability features?

6 MR. MOREY: I'll take that one. We
7 do think due to some of the historic nature of
8 that building that achieving a certain LEED
9 rating may be very challenging. But we will do
10 everything that's possible for those
11 facilities.

12 VICE-CHAIR COHEN: Okay. Thank you,
13 Mr. Chairman.

14 CHAIRMAN HOOD: Okay. Thank you.

15 Mr. Turnbull.

16 COMMISSIONER TURNBULL: Thank you,
17 Mr. Chair.

18 I want to thank you for your
19 presentation tonight. It was very well
20 orchestrated and it's good to see Mr. Morey
21 again. I need to mention that he was formerly
22 with the Architect of the Capitol and I won't

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1 give that a plus or a minus but I'm taking to
2 acknowledge that.

3 MR. MOREY: Thank you for that.

4 COMMISSIONER MAY: I think that's
5 always a plus.

6 COMMISSIONER TURNBULL: Well, I
7 would too but I would - I do have a couple of
8 comments.

9 On the existing buildings that are
10 being - if I look at the report, it doesn't
11 necessarily say you're committee to residential
12 life in all those projects, that there could be
13 academic other uses in it. Can we be clear on
14 this.

15 MR. AVITABILE: So, this is for the
16 former Jesuit residence, right?

17 COMMISSIONER TURNBULL: Right.

18 MR. AVITABILE: Yes, yes. The
19 intent there is right now we plan to convert them
20 to residential use. Over the long view, 40, 50
21 years

22 COMMISSIONER TURNBULL: Okay.

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1 MR. AVITABILE: - the university
2 may desire to convert them back to academic use
3 as they build other residential projects. So,
4 that's why we phrased it as either use and,
5 Robin, I don't know if you want to expound on that
6 further.

7 MR. MOREY: Sure. As we move forward
8 with our Campus Planning efforts, we see this
9 facility as serving - meeting our near-term
10 commitment for beds and then also potentially
11 serving as swing space as we build more capacity
12 on campus for beds to get toward that 90 percent.

13 COMMISSIONER TURNBULL: Are we
14 looking at 20 years?

15 MR. MOREY: I think our time frame
16 has been 10 to 15.

17 COMMISSIONER TURNBULL: Ten to
18 fifteen?

19 MR. MOREY: Yes.

20 COMMISSIONER TURNBULL: Okay. On
21 your new building and I appreciate the drawings
22 we got tonight, that we're seeing tonight

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1 because other than the June submittal, some fo
2 the later drawings, the last submission, it
3 looked like something drawn from Martha Stewart,
4 the blue, the gray, the aqua. It doesn't give
5 quite the representation of what the building
6 really looks like and that's what I like to see
7 is a true representation of the building.

8 Now, that I've seen some of these
9 drawings and the submittal here you get a better
10 flavor. But I think in the future I think next
11 submittal what you have to do is make those
12 drawings a little clearer as to what it actually
13 is. And maybe something more from the street
14 eye view looking at what we're seeing.

15 On the Visitation site, what I
16 couldn't tell on that and other than the section
17 that's here tonight, some trees are going to
18 stay. It sounded like there are a lot of trees
19 staying but then it looks like there's not a lot
20 of trees staying. So, can you tell me a little
21 bit more about how many - the vegetation, the
22 ting landscape flavor, what's going o n there?

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1 COMMISSIONER TURNBULL:

2 MR. GORGATI: Yes. Thank you very
3 much. That's an important question.

4 And I don't know if you referring to
5 the drawing. But we - of all of the mature trees
6 on sight there were only two of them compromised.
7 One because it was in the way of the tower over
8 there. The second one has nothing to do with the
9 project. It's near the ICC and it's in poor
10 health and would be displaced. But all the
11 other mature trees existing on site stay. There
12 are a couple of smaller trunk trees that will be
13 relocated. And then smaller ones that will just
14 be taken down.

15 We are planting more trees in the
16 promenade over here as well as to the east.
17 There is a very intense grove of trees here at
18 Visitation that obviously remains untouched and
19 that was a great - sort of a benefit to this
20 project which is from the east from Visitation.
21 The building is really niched behind the trees
22 over there. So, there was a careful

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1 orchestration fo the footprint to minimize the
2 fact on trees and to density with new plantings.

3 COMMISSIONER TURNBULL: But the
4 ground scape, as you're sloping down going
5 south, it's basically you've got trees and
6 vegetation but it's open.

7 MR. GORGATI: Right.

8 COMMISSIONER TURNBULL: You can see
9 right through.

10 MR. GORGATI: Open lawn, open lawn,
11 yes.

12 COMMISSIONER TURNBULL: Open lawn.

13 MR. GORGATI: Yes, which is sort of
14 a feature today but the stairs are very narrow
15 and the ramp is very steep -

16 COMMISSIONER TURNBULL: But if you
17 had a better landscape version of that I wouldn't
18 mind having that submitted for the record.

19 MR. GORGATI: Sure. Absolutely.
20 We'll do that.

21 COMMISSIONER TURNBULL: There was
22 something on one of the drawings which was

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1 confusing. I don't know if it was the roof plan.
2 Something called Light Beacon.

3 MR. GORGATI: Light Beacon, okay.
4 Let me get to the top then. It may be this over
5 here maybe. Would that be? Let me see if I can
6 find it here.

7 COMMISSIONER TURNBULL: Let me pull
8 up the sheet.

9 MR. GORGATI: Oh, yes, what it is it's
10 sort of a bay window, so maybe I'll go back to
11 the elevations.

12 On the elevations we have sort of a
13 bay windows and the bay window on the top floor
14 rises up beyond the parapet so there is more
15 glass and it becomes a bit of a lantern. And
16 there are four of them on the east side of the
17 - sorry. On the west side and one of them that
18 doesn't show any rendering is on the east side.
19 So, basically, so those are tall bay windows.

20 COMMISSIONER TURNBULL: Bay windows?

21 MR. GORGATI: Yes.

22 COMMISSIONER TURNBULL: But they're

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1 not lighting features?

2 MR. GORGATI: I mean when I turn on
3 the lights in the building then they get it.

4 COMMISSIONER TURNBULL: Okay.

5 MR. GORGATI: I'm sorry. In the
6 bedroom they get illuminated and then turned
7 off, yes.

8 COMMISSIONER TURNBULL: Okay. I was
9 just concerned that if you're going for LEED Gold
10 -

11 MR. GORGATI: Right.

12 COMMISSIONER TURNBULL: - that's
13 not what you want to be doing.

14 MR. GORGATI: Correct. It would be
15 borrowed light from the room.

16 COMMISSIONER TURNBULL: How much
17 light will you see from Visitation actually? If
18 I'm over there at the school are we going to -
19 how much of this building is going to be--

20 MR. GORGATI: It is entirely niched
21 behind the grove of trees so - and it's also 500
22 feet away from the next building over. Six

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1 hundred feet away from the next building over.

2 COMMISSIONER TURNBULL: Yes.

3 MR. GORGATI: So, it's really far up
4 there and the site rises not only towards the
5 north but also towards Visitation so --

6 COMMISSIONER TURNBULL: Okay.

7 MR. GORGATI: It's less visible than
8 Healy in that sense because Healy is open to the
9 fields.

10 COMMISSIONER TURNBULL: Okay.
11 Thank you.

12 MR. GORGATI: You're welcome.

13 COMMISSIONER TURNBULL: Going back
14 to Exhibit Number 18, when you talk about the
15 flexibility. I think Commissioner May was
16 getting it and the Chair, Mr. Hood. On page 3
17 you talk about flexibility requests, the ability
18 to modify the location, height and density of the
19 project up to five percent of the limited - of
20 what you're getting. I mean, you're already
21 getting 36 percent setback variance is what
22 you're requesting. Are you asking for possibly

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1 another 5 percent beyond that?

2 MR. AVITABILE: I don't think we were
3 thinking about the setback. What we were
4 focused on was as -

5 COMMISSIONER TURNBULL: Well, you
6 said location.

7 MR. AVITABILE: Right. I think that
8 would be - I don't think we would shift it any
9 further east. And that was one of the things
10 that we had to agree to do as a part of the
11 flexibility provided that the building doesn't
12 move further east or that the variance isn't
13 increased. We would certainly be amenable to
14 that but honestly it was just--

15 COMMISSIONER TURNBULL: I think we
16 need to clarify that and make sure you're not
17 talking about going east any further.

18 The other thing is about the 5
19 percent of the height. And the only thing that
20 bothers me then, you're already at 87 feet. You
21 can easily go over 90 feet.

22 MR. AVITABILE: Truthfully, actually

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1 we couldn't go any taller than we are. We're
2 limited by the Height Act.

3 COMMISSIONER TURNBULL: Right.

4 MR. AVITABILE: Even more so than
5 Zoning. We can't go any taller than 87 feet.
6 So -

7 COMMISSIONER TURNBULL: Well, I
8 don't know why you say you need 5 percent for
9 height.

10 MR. AVITABILE: We probably don't.

11 COMMISSIONER TURNBULL: So, you can
12 change that?

13 MR. AVITABILE: Anything gets
14 changed with the height it would get shorter not
15 taller.

16 COMMISSIONER TURNBULL: All right.
17 I think that's one that a lot of us are very
18 concerned about when we see things like that.

19 And as the VICE-CHAIR was talking
20 about, you're going for LEED Gold. You see that
21 as a workable - as a doable option?

22 MR. AVITABILE: Yes. Yes.

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1 COMMISSIONER TURNBULL: Okay.

2 Mr. Chair, I think those are my
3 questions. Thank you.

4 CHAIRMAN HOOD: Okay. Thank you.

5 Commissioner Miller.

6 COMMISSIONER MILLER: Thank you, Mr.
7 Chair.

8 This is really an excellent project
9 that will bring 385 beds, 225 in this Northeast
10 Triangle for student housing. Going a long way
11 in fulfilling the university's core commitment
12 to the neighborhood because most of it is student
13 housing on the campus.

14 I really don't have that many or any
15 specific questions beyond finding out more about
16 when the Old Georgetown Board will be making its
17 decision. But I think you said they have a
18 hearing next week.

19 MR. AVITABILE: They have a hearing
20 next week. I don't know that they will
21 necessarily grant us concept approval at that
22 time or whether they'll have comments and expect

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1 us to come back. But we do expect, I guess it's
2 Thursday, we will at least start to get into the
3 design of the building.

4 COMMISSIONER MILLER: So, I mean, I
5 think you've made a lot of refinements in the
6 design since the June submission, obviously, in
7 response to I guess some of the students' issues
8 and maybe Old Georgetown Board's issues. And so
9 I think it really is a very attractive project,
10 the materials, the pallet, the glass, all the
11 terrace, the landscaping around it that will
12 have more benches when it gets further rendered.
13 So, I think this is really a great project. I'm
14 looking forward to supporting it at the
15 appropriate time.

16 CHAIRMAN HOOD: Thank you. I also
17 will associate myself with the comments of
18 Commissioner Turnbull about the flexibility
19 issue. Let's clarify some of those things.

20 MR. AVITABILE: Absolutely.

21 CHAIRMAN HOOD: But I don't have a
22 whole lot. I have one question though. Why is

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1 everybody sitting to the right and nobody
2 sitting to the left? That is obviously -

3 MR. AVITABILE: We're all sitting
4 together.

5 CHAIRMAN HOOD: Oh, that's what it
6 is, you're all sitting together. Because
7 normally opposition sits on one side -

8 MR. AVITABILE: There's no
9 opposition.

10 CHAIRMAN HOOD: Well, I noticed that.
11 Tonight nobody is sitting on the left and that
12 says a lot. It leads me to my next point. And
13 it says a lot about the collaboration with the
14 ANCs, the civic groups and that says a lot. And
15 I know we went through some things early on.
16 Then I saw in the newspaper everybody was holding
17 hands together and hands up and that was
18 definitely - and I said this previously. There
19 was a lot of work for Chair Lewis and others who
20 have worked hard and working together as a
21 community because it's all about the good
22 neighbor policy. And I can tell you that at

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1 least this Commissioner and I'm sure my
2 colleagues are too who has been in this from the
3 beginning are very pleased with nobody sitting
4 on this side. Everybody sitting on this side.

5 Now, I may have spoke too soon and
6 maybe somebody on my right that's in opposition,
7 but when I walked out here and saw everybody, I
8 said, ah, couldn't be. But it actually is and
9 that says a lot of everybody who has worked hard
10 to make this to the point where it is. So, I've
11 associated myself with the comments of most of
12 my colleagues - all of my colleagues as far as
13 things - I say most. Might disagree one or two
14 but, you know, I would associate myself with the
15 comments I've heard, especially from
16 Commissioner Miller and others about this is a
17 good project. And I think this is good. I
18 don't know what OGB is going to do, you know.
19 We'll lead up to them, but we're going to do our
20 part and I am going to be supporting this at the
21 appropriate time also.

22 Okay. Any other comments or

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1 questions up here? Okay.

2 The big kicker for me was everybody
3 sitting on the same side. That's a big issue for
4 me.

5 Okay. Do we have any cross
6 examination? Chair Lewis, any cross? Okay.

7 So, let's go to the Office of
8 Planning. You all can hold your seats if you
9 want to so we don't play musical chairs.

10 First, let me ask. Does anyone here
11 in opposition? Okay. So, you all can hold your
12 seats.

13 Okay. We'll go to the Office of
14 Planning and DDOT at the same time.

15 Mr. Mordfin.

16 MR. MORDFIN: Thank you and good
17 evening.

18 The Office of Planning supports the
19 application for the Campus Plan Amendment to
20 convert the use of the three existing buildings
21 from academic administrative to academic
22 administrative for residential use and also the

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1 further processing necessary to renovate those
2 three buildings for either residence halls or
3 administrative use. And the Office of Planning
4 also supports the Campus Plan Amendment for the
5 new Residence Hall and the further processing
6 for the construction of that residence hall and
7 also support of the variance reducing the
8 setback from the lot line for an institutional
9 building over 40 feet in height.

10 The Office of Planning supports the
11 application and is available for any questions.

12 Thank you.

13 CHAIRMAN HOOD: Okay. Thank you.

14 Mr. Elamin.

15 MR. ELAMIN: Thank you, Mr. Chairman,
16 and fellow Commissioners.

17 We have reviewed the Applicant's
18 submission and concluded that the proposed
19 action will not result in adverse impacts to the
20 District's transportation network.

21 DDOT does not oppose the approval of
22 the request to relieve or the further processing

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1 of the Campus Plan. Our submitted report stands
2 on the record and I'm happy to answer any
3 questions.

4 Thank you.

5 CHAIRMAN HOOD: Everybody is trying
6 to rush out of here for some reason. I don't
7 know what that's about. Okay.

8 Colleagues, any questions or
9 comments up here? Anybody? Office of Planning
10 or DDOT?

11 Okay. Not seeing any, I think next
12 on the agenda we will hear from the ANC.

13 MR. LEWIS: Good evening, Chairman
14 Hood and members of the Commission. My name is
15 Ron Lewis. I Chair ANC-2E in Georgetown and
16 relief. And I'm very happy to report that
17 ANC-2E, along with the other community
18 stakeholders strongly supports the applications
19 before the Commission for additional on-campus
20 undergraduate housing.

21 The proposal goes toward meeting a
22 core commitment of the Campus Plan. And we are

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1 for it.

2 Now, I could stop there but I thought
3 that you might like to have a very brief view from
4 the community's perspective on how the past
5 year or so has been under the new Campus Plan.

6 And bottom line is it's a positive
7 report. I too like very much seeing everybody
8 on the same side.

9 We've been working hard on two
10 pretty broad fronts together. One is
11 establishing a real partnership and the other is
12 putting in place a framework for beginning to
13 implement the details of the Campus Plan.

14 On the partnership the Georgetown
15 Community Partnership that the plan calls for
16 was a mystery, I think, to most of us at the
17 beginning. It was a great idea. We all liked
18 the sound of it. But a year ago, nobody knew how
19 it would really work. And so what we've been
20 doing together is making it work. It took some
21 determination by the university and by the
22 community to concentrate on looking forward and

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1 not looking back and we've done that.

2 We've created a genuine, robust real
3 partnership where each participant can look at
4 issues from everyone's perspective, not just
5 their own. And the collegial and candid
6 atmosphere is very strong. I'm very happy to
7 report that.

8 We've met all year in groups and
9 sub-groups to address all of the campus plan
10 issues in a very organized, systematic and
11 mostly cheerful way.

12 Now, what we've actually done
13 together the first year has largely been putting
14 things in place, policies, systems, planning
15 tools designed to implement the plan and make it
16 work. Having such a detail plan on an agreed
17 basis as a blueprint has helped enormously.
18 This allows everyone to focus on how to do it and
19 not re-negotiating what it is and we've stuck to
20 that.

21 The major focus has been in five
22 areas. First, physical planning for housing

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1 and transportation on campus with the university
2 increasingly also turning to longer-term
3 planning for satellite opportunities as well.

4 Second, changing the university's
5 rules and practices to make the on-campus
6 experience more attractive including on-campus
7 partying.

8 Third, beginning to put in place
9 more effective controls on off-campus partying
10 and other off-campus conduct that can make for
11 objectionable conditions.

12 Fourth, a major redesign of student
13 orientation emphasizing sensitivity to good
14 neighbor responsibilities.

15 And, fifth, planning a project to
16 focus on improving the quality of the off-campus
17 rental houses benefitting both students and
18 neighbors generally.

19 Much of this was put in place this
20 fall and some such as addressing off-campus
21 housing quality it planned to start this winter.
22 So, overall there have been a number of promising

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1 new initiatives and they're described in detail
2 in the first report that you have a final draft
3 of and in which will be officially signed I hope
4 by 3D pretty soon and filed. And that report is
5 a joint report and we hope to continue that
6 pattern. It was not only signed jointly, but to
7 a large extent thought through and written
8 jointly.

9 So, there have been a number of
10 promising new initiatives and a lot of thought
11 and work has taken place over the past year very
12 productively.

13 Now, finally having said that it's
14 important to keep in mind that all of this is very
15 much a work in process. This year has largely
16 been a year of designing and beginning to put in
17 place important inputs. We know that it is
18 ultimately outcomes results that count, not
19 inputs. But inputs are a way to get there and
20 they're very important. We do see some early
21 signs of progress in terms of results, but still
22 it's much too early to judge or to claim

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1 extensive results at this time.

2 I believe the community and the
3 university are up to the task of continuing to
4 work hard together toward good results. I'm
5 very optimistic about that. And I am grateful
6 to the Zoning Commission for the thoughtful
7 process here and for giving us in the community
8 and the university this remarkable opportunity
9 to work together toward collegial solutions.

10 Thank you very much.

11 CHAIRMAN HOOD: That's great. Good.
12 Thank you.

13 Commissioners, any questions? Any
14 questions or comments?

15 Mr. May.

16 COMMISSIONER MAY: I have one minor
17 question and maybe somebody else caught it and
18 I didn't.

19 In your report it reports that the
20 Commission supported it, your ANC supported
21 these projects, but I didn't see the recording
22 of the vote.

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1 MR. LEWIS: Well, I forgot that the
2 last time.

3 CHAIRMAN HOOD: Do you want to turn
4 your mic on.

5 MR. LEWIS: The last time we filed
6 something I forgot to put that in too and you
7 properly called me on it. Your vote was
8 unanimous.

9 COMMISSIONER MAY: Okay. So, I
10 don't know if we need to have a new piece of paper
11 that says that or whether simply putting it in
12 the record this way is sufficient. But that's
13 good to know anyway. Thank you.

14 CHAIRMAN HOOD: We would need it
15 written and the way things are going here is we
16 would allow time and just amend this in one
17 sentence then and amend it because when things
18 are going great like that, you definitely want
19 to reflect it in the record.

20 Any other questions or comments?

21 Mr. Turnbull.

22 COMMISSIONER TURNBULL: Well, having

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1 gone through all the hearings before, it's good
2 to see that there's progress like this. I think
3 it's good to see that the interaction works and
4 it is working. So, I want to congratulate
5 Chairman Lewis for his work on this and the
6 university. I think it's really meaningful
7 dialogue. Good to hear it.

8 MR. LEWIS: Thank you.

9 CHAIRMAN HOOD: Any other comments?

10 Vice-Chair.

11 VICE-CHAIR COHEN: Yes, I just want
12 to express my appreciation for all the
13 cooperation and ask, are you guys available to
14 consult to other universities?

15 MR. LEWIS: You know, it's funny you
16 asked that. We put on a seminar together at the
17 Mayor's request. He asked me if I would put
18 together a forum to the entire executive level
19 of the D.C. Government, the Mayor, the Deputy
20 Mayors, all the Department Heads and the Chairs
21 of all the ANCs how to arrive at consensus
22 solutions to difficult problems using the Campus

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1 Plan agreement as the model. And I invited
2 Chris Augustine and our indispensable Don
3 Edwards to - and a couple of the ANC-2E
4 Commissioners to make that presentation about a
5 month ago and I think it went very well.

6 VICE-CHAIR COHEN: Maybe we can get
7 you in for the State Department as well.

8 MR. LEWIS: Thank you.

9 CHAIRMAN HOOD: Anybody else?

10 I too would agree. Chairman Lewis,
11 you and all the other stakeholders in the
12 community and that represent the community and
13 the great job that you all have done.

14 And I know, Don. I know of his work.
15 Don Edwards is definitely a great mediator. So,
16 I know how he brings people together and the
17 collaboration that you all have done as well as
18 the university. It's a great way to keep moving
19 forward so keep pressing forward and keep
20 pressing on. So, thank you for all you do.

21 MR. LEWIS: We will. Thank you so
22 much.

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1 CHAIRMAN HOOD: All right. Let me
2 see. I'm used to having somebody tell me what's
3 next. Oh, cross exam, that's it.

4 I'm sure you don't have any cross.
5 Okay. Even people in the back are telling you,
6 no, you don't have any cross.

7 MR. AVITABILE: This time I don't
8 need any one to tell me that. Just say thank
9 you, that's all.

10 CHAIRMAN HOOD: Okay. I have one
11 person on the witness list, Ms. Tisa. Oh, I'm
12 sorry, Tisa. Okay. Come forward.

13 Georgetown University Student
14 Association.

15 MR. TISA: Thank you, Mr. Hood.

16 CHAIRMAN HOOD: Make sure your mic is
17 on. You may begin.

18 MR. TISA: Thank you, Mr. Hood, for
19 recognizing me.

20 I just wanted to speak briefly in
21 support of the planning process that led to both
22 of these projects we discussed today and also in

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1 support of the residential living learning
2 campus community, more generally that the
3 university has been looking to create over the
4 past several years.

5 So, my name is Nate Tisa. I'm the
6 President of the Georgetown Students'
7 Association, represents over 7,000
8 undergraduates at Georgetown's main campus.

9 So, to start with the Northeast
10 Triangle process, I think some university
11 officials here will recognize that students are
12 in a very different position now than we were
13 when the first designs were presented. And
14 that's due to a very extensive engagement
15 process that involves students starting over the
16 summer and involved regular forums monthly
17 throughout the months of September, October and
18 even continuing into early November.

19 They started off with more general
20 exterior design concerns. People had a lot of
21 questions about the type of material, the
22 general construction of the building, what type

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1 of residences it would have, you know,
2 apartments versus suites, versus singles and
3 things like that. The engagement was genuine
4 and it resulted in a very good, I think,
5 instructive process where those concerns were
6 heard and even integrated into the final product
7 that you see before you today.

8 So, in terms of student support, I
9 think that at this time we're very happy to say
10 the students are excited about this project.
11 Some of the specific features I wanted to mention
12 are the sustainable future that students have
13 been discussing along with some of these
14 administrators that are here today. Also the
15 bike rack that was thought of. It's a detail but
16 it's an important one that will help to alleviate
17 a lot of student concerns about bike traffic at
18 Georgetown.

19 The first floor social space is
20 sorely needed and we're very excited to see that
21 in the plan and I think that will be well utilized
22 by students moving forth.

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1 Then to move on to the Ryan and
2 Mulledy project. So, students have been asking
3 for space in that historic quad for years and
4 this is an absolutely thrilling moment to have
5 the potential to have students living in the quad
6 space. Again, the location is unparalleled. It
7 is right near the dining hall and the library,
8 the center of the hard campus. It provide
9 excellent contemplative space as well right near
10 the Dahlgren Chapel in that area.

11 And I think while looking at options
12 for student residential living, we expressed a
13 very clear and I think long-standing preference
14 for on-campus space in that traditional
15 footprint. And there's nothing more centrally
16 located than this Ryan/Mulledy project.

17 So, now moving on to the second thing
18 I wanted to talk about is the residential living
19 and learning community as a whole that the
20 university has really embarked in significant
21 ways on in the past few years.

22 There's a real sense that students

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1 think this is the success - this is the future
2 success of the university, really relies on the
3 construction of this successful integrated
4 living learning community where learning is
5 happening outside of the classrooms in some of
6 the residential spaces where the academic
7 spaces, the dining spaces, social spaces. They
8 all play a role and making campus the center of
9 the magnet for student life.

10 I think there's been some important
11 changes even over the past year or two that have
12 already contributed to that and these new
13 projects will only further that cause in the
14 future.

15 A lot of this success and I that this
16 has been mentioned by university and Chair Lewis
17 is due to the collaboration that has been allowed
18 and encouraged through the Georgetown Community
19 Partnership. So, there's student
20 representatives on the Steering Committee as
21 well as on the various subgroups that have been
22 working on projects rendering transportation to

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1 student life to safety and to neighborhood life
2 and even tenant relationships in general.

3 It's given, I think, students in the
4 university an occasion to totally refresh and
5 really upgrade the level of engagement on
6 projects ranging from dining to transportation
7 to social policy to new construction. Those
8 students now are involved in assisting with and
9 offering feedback for projects that I think in
10 the past we never even would have thought to
11 raise our voices on. And that's very
12 encouraging. On the other hand, students and
13 neighbors have now, I think, had a chance to
14 engage in new and exciting ways that I'm not sure
15 were available before either. There's a sense
16 that students are buying into being full members
17 of the community whether they live on campus or
18 off campus. And I think that sense is what will
19 enable this partnership and the plan in general
20 to really succeed at the granular level.

21 Having said that, I think it will be
22 important to keep student engagement a priority

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1 throughout the process moving forward.

2 Thank you.

3 CHAIRMAN HOOD: Okay. Did you have
4 anything else or that was it?

5 MR. TISA: No, that was it.

6 CHAIRMAN HOOD: Okay. All right.

7 Thank you very much for your
8 testimony. It's good to know that the students
9 now are a major part and they've always been a
10 major part but now it's a major part working
11 along with the community and the university is
12 good.

13 Any comments?

14 Mr. Turnbull.

15 COMMISSIONER TURNBULL: Thank you,
16 Mr. Chair.

17 Thank you for coming here tonight.
18 So, have you talked about who gets first chance
19 at these renovated suites?

20 MR. TISA: Yes, we've had a couple
21 talks.

22 COMMISSIONER TURNBULL: Okay.

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1 CHAIRMAN HOOD: All right. Any
2 other comments? Okay.

3 Do we have any cross-examination?

4 Does the ANC have any cross?

5 Thank you very much. We appreciate
6 you coming down.

7 MR. TISA: Thank you.

8 CHAIRMAN HOOD: All right.

9 Do I have anyone else here who is in
10 support?

11 Anyone else here who is in
12 opposition?

13 Okay. So, Mr. Avitabile, do you
14 have any closing? You don't have any rebuttal,
15 do you?

16 MR. AVITABILE: We have no rebuttal.

17 Closing statement, I think I really
18 summed up the end of our presentation mindful of
19 the instruction a couple of months ago. We are
20 here with the support of the Office of Planning,
21 DDOT and the ANC. We were hoping to ask for a
22 bench decision this evening. It does sound like

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1 we might need to provide you with a little bit
2 of additional information so I recognize that as
3 well. But I didn't want to pass off on the
4 opportunity after being instructed never to
5 hesitate when we are in support to ask for a bench
6 decision.

7 CHAIRMAN HOOD: Who instructed that?

8 COMMISSIONER MAY: I believe I'm the
9 one who encouraged a direct ask.

10 CHAIRMAN HOOD: Be careful of who you
11 get advice from.

12 Okay. Well, with that,
13 Commissioners, what is your pleasure?

14 COMMISSIONER MAY: I do think we
15 need to see a little bit more information. I'm
16 particularly interested in the Old Georgetown
17 Board report.

18 CHAIRMAN HOOD: And you know what?
19 We only have one vote on this.

20 COMMISSIONER MAY: Exactly.

21 CHAIRMAN HOOD: So, it didn't work
22 this time.

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1 MR. AVITABILE: I understand.

2 The only thing I'm a little
3 concerned about is the Old Georgetown Board
4 could take a month, two months, three months to
5 get to their decision. Ultimately, the Old
6 Georgetown Board makes a recommendation and it's
7 up to the Mayor and really the State Historic
8 Preservation Officer to sign off on the permit.
9 But, you know, I just don't want us to be hanging
10 out in limbo waiting for the Old Georgetown Board
11 to work through their process. We saw with the
12 athletic training facility which I should point
13 out, you saw that, the revised design after we
14 had gotten basic concept approval on massing and
15 siting. We even went back two, three more times
16 before we finally got concept approval for that
17 design. So, sometimes the Old Georgetown Board
18 can take some time. So, we would like to know
19 that we've got the Zoning approval so we can move
20 forward. I also understand the concern about --

21 COMMISSIONER MAY: So, I think, you
22 know, if all we were talking about were the

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1 esthetics of the building I wouldn't have any
2 discomfort about it but since we're talking ab
3 out flexibility having to do with massing and
4 some of the key areas where there's potential
5 impact, that's the only concern.

6 Now, if we don't actually get a -
7 well, I don't know what the timing would be if
8 they're going to review it in December. But if
9 you're able to get, you know, the sort of same
10 basic concept approval on location and massing
11 and footprint and things like that, that I would
12 think it would be sufficient for us to go ahead
13 with the flexibility that you need to proceed.

14 MR. AVITABILE: Right. I think our
15 best case scenario would be if they were able to
16 give us that basic concept approval on massing
17 and siting at the December meeting - the
18 Commission of Fine Arts ultimately make the
19 recommendation.

20 COMMISSIONER MAY: Right.

21 MR. AVITABILE: So, that would be in
22 mid-December and we would be able to present that

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1 to the Commission.

2 COMMISSIONER MAY: Did they decide to
3 have a December meeting? I think they were
4 still on the fence about whether they were going
5 to have a December meeting.

6 MR. AVITABILE: I think so but we'll
7 have to check on that. Then I guess it would
8 probably be January.

9 COMMISSIONER MAY: They asked me if
10 we wanted to have a December meeting because they
11 normally wouldn't have a December meeting except
12 for the fact that they were shut down and didn't
13 have an October meeting.

14 MR. AVITABILE: Right. That was
15 part of the reason also why we don't have that
16 yet. We had hoped to go to them in October or
17 November. October didn't happen and then they
18 actually asked us not to come in November because
19 they were so backed up.

20 COMMISSIONER MAY: Right. So, I
21 don't know what the time would be for us to take
22 this us anyway. January?

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1 CHAIRMAN HOOD: We're not going to
2 tarry long waiting on other bodies. I think the
3 first two weeks in January will be our cut-off
4 point and we'll go ahead and do what we need to
5 do.

6 MR. AVITABILE: Right. Thank you.

7 CHAIRMAN HOOD: Are we in agreeance,
8 Commissions?

9 COMMISSIONER TURNBULL: Yes.

10 CHAIRMAN HOOD: Okay.

11 SECRETARY SCHELLIN: I only have a
12 couple of things so if there are additional items
13 and I'm sure Dave has a list down. But if
14 possible any report that you may have from the
15 Old Georgetown Board.

16 Mr. Turnbull asked for a better
17 landscape plan of the east side facing the
18 Visitation Prep School. He also asked that you
19 and actually, I believe, a couple of the other
20 Commissioners asked that you clarify the relief
21 that, you know, that you're not going further
22 east and you don't need the proper spent and

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1 height that you clarify that.

2 And Mr. Lewis is going to provide us
3 with a revised report since it's the written
4 report that gets great weight, that shows the
5 vote.

6 Anything else?

7 COMMISSIONER TURNBULL: I would
8 suggest that if you don't actually get an
9 official report from OGB that you provide your
10 own rendition of how things went explaining, you
11 know, what concerns they have or something like
12 that so we at least know what the timber of that
13 conversation.

14 SECRETARY SCHELLIN: And our meeting
15 in January is the 13th. So, to give you the
16 latest possible date even with the holidays in
17 there would be the end of the year which would
18 be the 30th and the ANC would have until the 6th
19 to provide any response if they choose to do so.
20 And then we could take it up on the 13th.

21 MR. AVITABILE: Great.

22 SECRETARY SCHELLIN: That way if you

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1 can get something from the Board, then you would
2 have that much time to possibly get something.

3 MR. AVITABILE: Great. Thank you.

4 SECRETARY SCHELLIN: Okay.

5 CHAIRMAN HOOD: Okay. Is there
6 anything else?

7 SECRETARY SCHELLIN: No, sir.

8 CHAIRMAN HOOD: I want to thank
9 everyone for their participation and this
10 hearing is adjourned.

11 (Whereupon, the above matter was
12 adjourned at 7:58 p.m.)

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