

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, Campus : Case No. 16-18D
   
Plan Amendment, Further :
   
Processing for New Residence :
   
Hall and Variance Relief :
   
Sq. 1321, Lot 833, Wards 2 & 3).:
   
-----:

THURSDAY

NOVEMBER 3, 2022

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The Public Hearing of Case 16-18D by the District of Columbia Zoning Commission convened via videoconference, pursuant to notice, at 4:00 p.m. EDT, Anthony J. Hood, Chairperson, presiding.

ZONING COMMISSION MEMBERS PRESENT:

- ANTHONY J. HOOD, Chairperson
- ROBERT MILLER, Vice Chairperson
- PETER G. MAY, Commissioner
- JOSEPH IMAMURA, Commissioner

OFFICE OF ZONING STAFF PRESENT:

- SHARON S. SCHELLIN, Secretary
- PAUL YOUNG, Zoning Data Specialist

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OFFICE OF PLANNING STAFF PRESENT:

STEPHEN MORDFIN

DISTRICT DEPARTMENT OF TRANSPORTATION STAFF PRESENT:

KELSEY BRIDGES

OFFICE OF ZONING LEGAL DIVISION PRESENT:

HILLARY LOVICK, ESQUIRE

DENNIS LIU, ESQUIRE

The transcript constitutes the minutes from the  
Public Hearing held on November 3, 2022.

T-A-B-L-E O-F C-O-N-T-E-N-T-S

OPENING STATEMENT:  
 Anthony Hood. . . . . 4

PRELIMINARY MATTERS:  
 Ms. Schellin. . . . . 6

PRESENTATION:  
 Zoning Commission Case No. 16-18-D. Georgetown University  
 Campus Plan Amendment, further processing for new  
 residence hall and variance relief from height setback,  
 special exception relief for multiple roof structures and  
 to reduce number of required loading space, Henle Village  
 (Sq. 1321, Lot 833) - Wards 2 and 3. . . . . 12

COMMENTS AND QUESTIONS:  
 Commissioners . . . . . 14

VOTE:  
 Commissioners. . . . . 36

CLOSING REMARKS:  
 Anthony Hood . . . . . 39

ADJOURN:  
 Anthony Hood . . . . . 39

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

(4:00 p.m.)

CHAIRPERSON HOOD: Good afternoon, ladies and gentlemen. Today's date is November the 3rd, 2022. We are convening and broadcasting this public hearing by videoconferencing. My name is Anthony Hood, and I'm joined by Vice Chair Miller and Commissioner Imamura, soon to be joined by Commissioner May. He's having technical difficulties.

We're also convened by the Office of Zoning staff, Ms. Sharon Schellin, our secretary, and Mr. Paul Young who will be handling all of our virtual operations. Also, our Office of Zoning Legal Division, Ms. Lovick and Mr. Liu. I will ask others to introduce themselves at the appropriate time.

The virtual public hearing notice is available on the Office of Zoning's website. This proceeding is being recorded by a court reporter and the platforms used are webcast live, Webex and YouTube Live. The video will be available on the Office of Zoning's website after the hearing.

All persons planning to testify should have signed up in advance and will be called by name at the appropriate time. At the time of sign-up, all participants will complete the oath or affirmation required by Subtitle Z, 408.7.

Accordingly, all those listening on Webex or by phone will be muted during the hearing, and only those who have signed up to participate or testify will be unmuted at the appropriate

1 time.

2           When called, please state your name and home address  
3 before providing your testimony. When you have finished  
4 speaking, please mute your audio. If you experience difficulty  
5 accessing Webex or with your telephone call-in, or have not signed  
6 up, then please call our OZ hotline number at 202-727-0789.

7           If you wish to file written testimony or additional  
8 supporting documents during the hearing, then please be prepared  
9 to describe and discuss it at the time of your testimony.

10           The hearing -- this hearing -- the subject of this  
11 hearing is Zoning Commission Case No. 16-18D, 2017 through 2036  
12 Campus Plan Amendment, further processing approval and related  
13 variance and special exception for the development of Henle --  
14 hopefully, you all didn't catch that -- but Henle Village at  
15 Square 1321, Lots 824, 825, 826 and 833. Again, this is 3700  
16 O Street, Northwest. Again, today's date is November the 3rd,  
17 2022.

18           The hearing will be conducted in accordance with  
19 Provisions of 11Z DCMR, Chapter 4, as follows: preliminary  
20 matters; the Applicant's case. I think is -- unless I missed  
21 something, I think the merits of this case are pretty  
22 straightforward. I believe the presentation can be not as long  
23 as my opening statement. I'll just leave it at that. We will  
24 also have the report of the Office of Planning and Department of  
25 Transportation; the report of other government agencies; the

1 report of the ANC; testimony of organizations five minutes, and  
2 individuals three minutes, and we will hear the in the following  
3 order from those who are in support, opposition, and undeclared.  
4 Then, we'll have rebuttal and closing by the Applicant.

5           Again, the OZ hotline number for any concerns or  
6 problems is 202-727-0789, for any concerns during this  
7 proceeding.

8           At this time, the Commission will consider any  
9 preliminary matters. Does the staff have any preliminary  
10 matters?

11           MS. SCHELLIN: Just very quickly, I didn't see -- they  
12 did not sign up, but if they do show up, ANC 2E is represented  
13 by Rick Murphy. ANC 3D is represented by Chuck Elkins. The  
14 Applicant is represented, of course, by David Avitabile.

15           Proffered experts, we have Jami Milanovich, who has  
16 previously been accepted. Her resume, of course, is at 10B.  
17 Kevin Smith, Exhibit 13H is being proffered as an expert, I  
18 believe, in architecture since he's with -- yes, he is the project  
19 architect. So he's being proffered in architecture. And then  
20 once you get through that --- do you want to do that expert first?

21           CHAIRPERSON HOOD: Let's do the expert witnesses first,  
22 and we have two. Kevin Smith has not been proffered previously.  
23 And there was another one. Mr. Stern, right? Are we doing both?

24           MS. SCHELLIN: (Indiscernible) Stern, architects.

25           CHAIRPERSON HOOD: Okay. Kevin Smith from -- oh, okay.

1 I got it now. Yeah.

2 MS. SCHELLIN: One was previously accepted. Right.

3 CHAIRPERSON HOOD: Okay. All right. So that's the  
4 only person we have to deal with is Mr. Smith, correct? Everybody  
5 else has been --

6 MS. SCHELLIN: Correct. Jami Milanovich has been --

7 CHAIRPERSON HOOD: Okay, yeah. Correct.

8 Any objections to those we've already, Ms. Milanovich?

9 (No audible response.)

10 CHAIRPERSON HOOD: So no objections. Any -- Kevin  
11 Smith, Exhibit 13H from project -- he is the project architect.  
12 Any objections? Any questions?

13 Commissioner May.

14 COMMISSIONER MAY: I'm -- I am getting cut off. I'm  
15 having a lot of trouble connecting. There was something going  
16 wrong with my link, and I tried it on two different computers.  
17 Anyway, so I'm -- I'm not -- I don't have the exhibit in front  
18 of me, 13H. I thought there was a -- I did not see a real resume.  
19 I'm wondering if I missed something?

20 COMMISSIONER IMAMURA: I didn't see one either. Just a  
21 few paragraphs.

22 COMMISSIONER MAY: Yeah. I mean, we need a real resume.  
23 We don't need a vision statement, and that's kind of what we got.

24 So I mean, does Mr. Smith actually -- I mean,  
25 apparently, he's an architect. Does he have a real resume?

1 MS. SCHELLIN: Mr. Avitabile and Mr. Smith, would have  
2 to bring (indiscernible).

3 CHAIRPERSON HOOD: Let's bring both of them up because  
4 he has three paragraphs. The middle one is a pretty long  
5 paragraph. It's just -- I -- to me, I looked at it as formatting.  
6 It's a different type of format. It's more of a narrative, but  
7 anyway.

8 Mr. Avitabile, good afternoon. If you can answer and  
9 have an exchange with us about the resume.

10 MR. AVITABILE: Certainly. All right. Let me. Thank  
11 you. All right. Can you all hear me now?

12 CHAIRPERSON HOOD: Yes, I'm - (audio interference).

13 MR. AVITABILE: We're in a larger room, but I am doing  
14 this from my laptop computer for now.

15 CHAIRPERSON HOOD: I'm glad you fixed that. I'm glad  
16 you fixed that early, so I won't have to talk about you like I  
17 do another firm. But anyway, go right ahead.

18 MR. AVITABILE: All right. I think -- I'm going to be  
19 on my laptop for now and we'll go to the bigger room once we  
20 present.

21 So Mr. Smith actually was previously accepted as an  
22 expert back when we did the Design Review case for the residence  
23 hall for 55 8th Street. He was part of the Robert A.M. Stern  
24 architect team. We had submitted actually a fulsome resume then.

25 Some of the formatting appears to have not made it in

1 when this document was converted and submitted that had  
2 information on Mr. Smith's bona fides.

3 He certainly is indeed a longstanding practicing  
4 architect or partner at Robert A.M. Stern. Kevin looks beyond  
5 and perhaps can speak to some of that, and we can certainly submit  
6 his resume after the fact, if needed.

7 COMMISSIONER MAY: Yeah, I just want to have that. I  
8 mean, it's comforting to know that we previously reviewed a  
9 fulsome resume and accepted him as an expert, but what we have  
10 here is -- three paragraphs of flowery language are not adequate  
11 to consider anybody an expert.

12 So I do think all we need is to have his resume  
13 submitted into the record, so that this record is complete,  
14 please.

15 MR. AVITABILE: Certainly.

16 COMMISSIONER MAY: So we don't really need to -- I  
17 don't need to ask Mr. Smith questions again, because we previously  
18 accepted him.

19 MR. AVITABILE: Right, and I can actually email that  
20 over to Mr. Young right now, just so we can get it right into  
21 the file.

22 MS. SCHELLIN: (Indiscernible) to ZC Submissions.

23 MR. AVITABILE: Okay. Got it. We'll do it there.  
24 Thank you.

25 MS. SCHELLIN: Okay. And just keep in mind, even if

1 they've previously been accepted, the resume has to be submitted  
2 for each record separately. We do not -- the record has to stand  
3 on its own, so it has to be submitted every time.

4 MR. AVITABILE: All right.

5 COMMISSIONER MAY: Right.

6 MR. AVITABILE: Yeah, I think -- I think we thought  
7 this version was the more fulsome version and it obviously was  
8 not.

9 MS. SCHELLIN: Okay. So are you guys ready for the  
10 next preliminary matter?

11 CHAIRPERSON HOOD: Yes. Let's go to the next  
12 preliminary matter.

13 MS. SCHELLIN: So the only other thing that I have is  
14 to advise that OP filed their report less than ten days before  
15 the hearing, and they have asked for a waiver. But I didn't know  
16 if you want to -- go ahead and do that now, you could do that  
17 part and --

18 CHAIRPERSON HOOD: Let's do that right now. Any  
19 objections to the waiver?

20 COMMISSIONER MAY: No.

21 CHAIRPERSON HOOD: No objections, so we will go with  
22 the wavier.

23 MS. SHELLIN: Okay. So that's all I have. You're free  
24 to --

25 CHAIRPERSON HOOD: Okay. So, when I look -- when I

1 review this case, we're already 16 minutes over time. This, I  
2 think was pretty straightforward unless there is some opposition,  
3 Mr. Avitabile, that may be out there that I'm not aware of so.  
4 Let's keep that keep that real quick and let's ask our questions.  
5 And we'll be -- do you know of any opposition? If you can mention  
6 that as well. But let me turn it over to you, and we'll go ahead  
7 and get started.

8 COMMISSIONER MAY: Mr. Chairman?

9 CHAIRPERSON HOOD: Yes.

10 COMMISSIONER MAY: Sorry to interrupt, but I need to  
11 -- I think I do this every time, but I just need to make the  
12 disclosure that I attended Georgetown University. I know what  
13 you're wondering.

14 CHAIRPERSON HOOD: Yeah, I'm waiting to hear the rest  
15 of it.

16 COMMISSIONER MAY: I'm not going to say anything about  
17 it, but I did attend Georgetown University. But I've now  
18 participated in many cases affecting the University and do not  
19 have by review any sort of conflict in being able to review this  
20 case.

21 CHAIRPERSON HOOD: Okay. Thank you. Yeah, you usually  
22 do, but it's usually a little more, I thought, but maybe I'm  
23 wrong. But with that, we'll turn it over to Mr. Avitabile.

24 Thank you, Commissioner May.

25 And you go right ahead.

1 MR. AVITABILE. Thank you. Can we also bring up David  
2 Green, please?

3 MS. SCHELLIN: I think everybody else has to mute. And  
4 if there's another phone or computer in that room, David, they  
5 need to be on not only low volume, but muted. The volume has to  
6 be turned off, or this -- the sound has to be turned off.

7 MR. AVITABILE: We've done that now. I just (audio  
8 interference) that microphone couldn't turn off, so we had (audio  
9 interference).

10 Can you all hear me?

11 CHAIRPERSON HOOD: We can hear you some. I don't know  
12 if you need to get closer, or turn the mic up, or --

13 MR. AVITABILE: Just mute that one. Okay.

14 CHAIRPERSON HOOD: There you go.

15 MR. AVITABILE: Can you all hear me now?

16 CHAIRPERSON HOOD: Yes.

17 MR. AVITABILE: Great. All right. Thank you.

18 The rest of this will be much quicker than getting to  
19 this point. Thank you so much. We are here today with an  
20 application for approvals and relief necessary to construct a new  
21 residence hall at Georgetown University.

22 In many ways, this is the final step in the compromises  
23 that were reached with the neighbors nearly 12 years ago in  
24 arriving at the 2012 Campus Plan and then the 2017 Campus Plan.

25 The relief includes campus plan amendments to allow for

1 the redevelopment of the existing Henle Village Residence Hall  
2 into new buildings. The current campus plan only called for the  
3 renovation of those buildings. It includes an amendment to allow  
4 for the adaptive reuse of a retained portion of the existing  
5 residence hall, and it includes the campus plan amendments to  
6 allow for the temporary housing of students during the two-year  
7 construction period.

8 The application also includes further processing  
9 approval for the new residence hall, which will deliver not only  
10 replacement beds for the existing beds now, but some 260 or 70  
11 additional beds above and beyond, thus meeting the University's  
12 commitment in its campus plan.

13 To build this building, we need four areas of relief:  
14 a variance from the height setback requirements for the portion  
15 of the building that abuts the east property line with visitation;  
16 relief from multiple roof structures, which is a special  
17 exception; relief for the heights of our retaining walls, which  
18 is also a special exception; and then finally, relief from the  
19 loading requirements to allow us to use a shared loading area.

20 The application is supported by the Office of Planning,  
21 Department of Transportation, both ANC 2E and ANC 3D, and the  
22 Georgetown Community Partnership.

23 The design has been approved in concept by the Old  
24 Georgetown Board and the U.S. Commission of Fine Arts, and just  
25 this morning we had gone back to the Old Georgetown Board and

1 secured revised concept approval for the updated design, which  
2 is the same design that was submitted to the Zoning Commission a  
3 couple of weeks ago.

4           The record is complete, and it includes a revised  
5 ground floor plan with the updated bike room, which addresses  
6 DDOT's condition in its report. We have fully satisfied the  
7 burdens of proof, including providing the necessary Comprehensive  
8 Plan evaluation and racial equity analysis and, finally, we've  
9 submitted proposed conditions of approval.

10           We have the Georgetown team here with us. We have the  
11 architects also with us, and we are happy to stand on the record  
12 and answer any questions.

13           Thank you.

14           CHAIRPERSON HOOD: Thank you, Mr. Avitabile. Thank  
15 you. I think it's been very pleasant to read this. I'm happy  
16 that we've come a long way and I can't reiterate that enough.  
17 We've come a long way from where we used to be.

18           But anyway, we may have some questions. I think that's  
19 the best course of action to move forward in this case.

20           So let me ask, Commissioner May, do you have any  
21 questions or comments on this case?

22           COMMISSIONER MAY: I would have questions about the  
23 design, except that I don't. I mean, the fact that it's going  
24 through OGB and CFA, my practice has generally been to defer to  
25 those bodies for the specifics of the design review. Otherwise,

1 I might have a few questions, and I might have a whole lot of  
2 comments, but I'm going to just defer on that. And I will make  
3 whatever comment, which is that I am particularly glad that in  
4 the process of rebuilding Henle, which I think opened like the  
5 year that I started or maybe the year before, that just shows  
6 you how old I am that that that has to be replaced. It's an  
7 interesting moment to see that replaced with a much larger  
8 structure.

9 And the Henle complex when it was first built was, I  
10 think, fairly innovative in terms of campus buildings and campus  
11 living, and it was certainly a welcome addition to Georgetown,  
12 which at the time was struggling mightily to develop on-campus  
13 housing, and so, it was -- it's interesting to reach this moment  
14 where a big part of it is being replaced.

15 It's also interesting to me, personally, because I had  
16 good friends who lived in Henle and in Henle 32, which is actually  
17 part of that smaller building that's being retained. And I'm  
18 looking forward to someday there being a plaque outside that  
19 commemorating the people who I knew who lived there, because it  
20 was really an epic place at the time. (Indiscernible.)

21 CHAIRPERSON HOOD: (Indiscernible) is good to have.  
22 Thank you, Commissioner May. It's always good to have those fond  
23 memories. That probably must have been in either the late 60s  
24 or the 70s, but either way. Maybe the 80s, I don't know.

25 COMMISSIONER MAY: I think it was completed in '76, or

1 something like that, right?

2 CHAIRPERSON HOOD: Oh, okay.

3 MR. AVITABILE: I believe that's right.

4 COMMISSIONER MAY: Yeah.

5 CHAIRPERSON HOOD: Well, thank you for adding that  
6 piece to it. It's always good when we review cases like this,  
7 and we have some kind of connection at times. We live in the  
8 City as well, so thank you.

9 And we do know that you went to Georgetown. We know  
10 some other things, but we'll leave that alone for now.

11 Let's go to Commissioner Imamura.

12 COMMISSIONER IMAMURA: All right. Thank you, Mr.  
13 Chairman. I'm glad to say that Commissioner May's longevity is  
14 much greater (indiscernible). Architecturally, I'm now ty his  
15 inquiry, now, Commissioner May has sort of piqued my interest.  
16 I didn't find anything of concern with the architect  
17 (indiscernible). I did note the comments made by CFA and OGB.

18 I'm curious, I thought I saw in the record that you all  
19 had went before CFA again, maybe yesterday, and was curious what  
20 came out of that discussion. And then I have one other question,  
21 if you could respond to that.

22 MR. AVITABILE: Sure. So we went to actually the Old  
23 Georgetown Board this morning. We'll go to the Commission of  
24 Fine Arts in two weeks.

25 And when we were at the Old Georgetown Board this

1 morning, they generally found the changes we had made to be good  
2 changes. They felt like we had addressed the Commission of Fine  
3 Arts' comment about whether the courtyard was of a sufficient  
4 depth. They felt that it was fine, and they appreciated the  
5 solar studies we had done. We had presented them with some solar  
6 studies to show that.

7           Their one comment, they would like us to continue to  
8 work on the east elevation of the building, the visitation  
9 elevation to continue to develop what I'll call the Gothic and  
10 unique character that makes it look a little more Georgetown, and  
11 so we're going to continue to develop that. But they felt it  
12 was sufficiently far along enough to pass it onto the Commission  
13 of Fine Arts.

14           I think -- and Kevin can jump in here -- I think  
15 essentially the design approach will be to take that top floor  
16 pattern that's on other portions of the building and integrate  
17 it into that eastern elevation.

18           MR. SMITH: That's correct.

19           COMMISSIONER IMAMURA: Great.

20           While we don't have Mr. Smith's full resume, I am  
21 familiar with his work and that of his firm, and I have confidence  
22 that they will resolve those issues.

23           My bigger concern is regarding the heritage trees, and  
24 I'm certain that the team has a landscape architect on board to  
25 work with Urban Forestry to put together a tree preservation

1 plan. I'm concerned that given the proximity to those trees that  
2 one will inevitably be lost, but just want some reassurance that  
3 your landscape architect will work closely with Urban Forestry  
4 to put that together.

5 MR. AVITABILE: Certainly. So we have both our  
6 landscape architects, Rhodeside and Harwell, but also  
7 Georgetown's internal staff as well that are very attuned to  
8 these trees as well, so I'll pass the laptop over to Carla Tiberi  
9 from Georgetown who can speak a little bit to that.

10 COMMISSIONER IMAMURA: Perfect. Thank you.

11 MS. TIBERI: Yes. Hello. Carla Tiberi. I'm a  
12 Landscape Architect, University Landscape Architect at  
13 Georgetown. I've been here eight years.

14 So I also am concerned about the trees. We do have a  
15 tree expert and arborist. We have a plan. I have some of that.  
16 I don't know if that's something that we can show them, but I  
17 have some of that actually in front of me, some of the printout  
18 of all the tree protection work. The arborist will be part of  
19 the construction sequence in checking on the trees throughout the  
20 construction.

21 The tree, so we have a white oak that is a 55-inch  
22 caliper at the north end that was there when Commissioner May was  
23 a student. It's probably been there about 200 years. That one  
24 should be just fine. It has a wall around it. We're staying  
25 far away. This is part of the reason that we're not doing Henle

1 A. And then we have a willow oak that's on the southwest side  
2 of the site. That one is also protected by a tree wall, and we  
3 did some air spading and checked out the root locations. And  
4 then the back corner, the southeast corner, the building is very  
5 close already to the tree. It's another white oak. That one is  
6 about 36-inch diameter and that will be protected.

7 We actually shifted the design to allow more space for  
8 that tree. That's the one that I'm most concerned about losing,  
9 or it -- the health failing on that one, but we're going to watch  
10 all three trees and make sure everything.

11 We have some trees that were some special trees that  
12 we are going to maintain on site. A tree of interest is a bigleaf  
13 magnolia on the northeast corner that's next to Henle A. So we  
14 have a variety of trees. And then the visitation lot is somewhat  
15 wooded on the westside of visitation, which would be just east  
16 of the project site.

17 COMMISSIONER IMAMURA: Great. I really appreciate the  
18 thorough response. I have a higher level of comfort now given  
19 your explanation.

20 And I was concerned about that oak only because I think  
21 Commissioner May in his (indiscernible) had carved his initials  
22 in there and we -- (indiscernible).

23 MS. TIBERI: I do not ask.

24 COMMISSIONER IMAMURA: I'm only kidding. I'm only  
25 kidding. I'm only kidding, but --

1 MS. TIBERI: All right.

2 COMMISSIONER IMAMURA: All right. Thank you very much.  
3 Mr. Chairman, I yield the remainder of my time to Vice  
4 Chair Miller.

5 CHAIRPERSON HOOD: Great. Vice Chair Miller.

6 VICE CHAIR MILLER: All right. Thank you, Mr. Chairman,  
7 and thank you to Georgetown University for bringing this  
8 application forward to replace Henle Village residence dormitory,  
9 which will allow, as I understand it, Georgetown to reach the  
10 goal and the on-campus student housing goal in the campus plan  
11 that we approved five years earlier than the two -- 2030 deadline  
12 in that campus plan, even though with this replacement  
13 construction and -- even with the temporary housing at the -- is  
14 it called the Leavey Center Hotel?

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

16 VICE CHAIR MILLER: It'll be probably short of the  
17 housing requirement for the next two academic years, but -- so I  
18 commend the University for bringing the project forward and it  
19 could -- just from what I've seen, it's well designed and it has  
20 gone through those design reviews as Commissioner May and you  
21 have indicated.

22 And I appreciate and commend the University for your  
23 continuing collaboration with the Georgetown Community  
24 Partnership, a very successful model that we've encouraged other  
25 universities to try to follow. And your continuing -- and your

1 collaboration with the affected ANCs, in this case, both 2E in  
2 Georgetown and 3D in Ward 3.

3           As long as we're disclosing affiliations with  
4 Georgetown University, I did not attend Georgetown University,  
5 but it's fresh in my mind that today they finally reactivated my  
6 membership at Yates Field House two years and eight months after  
7 the pandemic began, which I'm very thankful for now that the  
8 winter season is upon us, although the weather this week is  
9 wonderful. But I need those indoor tennis courts, which I have  
10 missed, and I haven't played in for two years and eight months.  
11 So, there's no conflict there. I just wanted to jokingly mention  
12 that, but thank you. Thank you, Georgetown, and thank you, Mr.  
13 Chairman.

14           CHAIRPERSON HOOD: Okay. And since we're mentioning  
15 our affiliations with Georgetown, I'll mention mine. I try to  
16 stay away from the area because I don't like a lot of traffic,  
17 and I'll just leave it at that.

18           I think that -- no, I actually - I'm really thinking  
19 about this has come a long way, as I stated earlier, and this  
20 really says a lot about Georgetown University, the counsel --  
21 well, I mean Georgetown's counsel, Mr. Avitabile and his team,  
22 as well as the residents.

23           I remember, I can't think of the Commissioner. I think  
24 his name was Ron Lewis or Commissioner Lewis at the time. I  
25 looked at the ANCs on -- a lot of that has changed, but I'm glad

1 to see that it continues. They've set the groundwork and other  
2 Commissioners as well are following suit and collaborating and  
3 working. As the Vice Chair mentioned, there are some other  
4 universities that we're hoping at some point in time will get to  
5 this model. I don't want to jinx this model. I want this model  
6 to keep moving in the direction that it's going, and I think it's  
7 great. It's a win-win for everybody.

8 I will say this though, Mr. Avitabile, and you may have  
9 mentioned this in your opening. Was the special exception  
10 mentioned to ANC 2E? I didn't see them address that in their  
11 letter, but is that mentioned?

12 MR. AVITABILE: Yes. We referenced all of the areas  
13 of relief.

14 CHAIRPERSON HOOD: Okay. Again, I want to -- I think  
15 it's 2E, but I want to commend 2E, as well as -- no, 2 E, and  
16 the other ANC. That's why I hate calling the ANCs, I've missed  
17 my place now. But either way, what was the other ANC?

18 MR. AVITABILE: 3D.

19 CHAIRPERSON HOOD: 3D.

20 MR. AVITABILE: Yes.

21 CHAIRPERSON HOOD: Okay. I will commend both of them  
22 for their always continuous work.

23 And then I looked at the list of all the organizations  
24 who have helped, and I want to thank all of them as well, and I  
25 will name them as before, before the end of this proceeding.

1 Any follow-up questions or second rounds?

2 Commissioner May.

3 COMMISSIONER MAY: I just want to say I remember that  
4 heritage tree fondly and that little plaza all around it. And  
5 that was the site, I think, of the first Somebody Loan Me a Dime  
6 Day party. And for those of you, if you're not familiar with  
7 it, then look up Boz Scaggs, "Somebody Loan Me a Dime," and  
8 there's an amazing guitar solo by Duane Allman and that was kind  
9 of the (indiscernible) of the party.

10 Anyway, fond memories. What can I say?

11 MR. AVITABILE: I won't talk about the parties we had  
12 at Henle and when they happened, but they also involved, you  
13 know, sharing money. Anyway.

14 COMMISSIONER MAY: All right.

15 CHAIRPERSON HOOD: All right. Any other -- I will ask  
16 them, maybe you all can invite Commissioner May to the  
17 groundbreaking or whatever celebration you have and he can bring  
18 back some memories and give you all some -- give the younger  
19 people some insight on what happened when he was in school some  
20 20 or 30 years ago.

21 COMMISSIONER MAY: Better get it done fast, because my  
22 memory is fading.

23 CHAIRPERSON HOOD: All right. All right.

24 So, Ms. Schellin, do we have anybody from the ANC that  
25 needs to cross? If you could let me know.

1 MS. SCHELLIN: I cannot see anybody, but maybe Mr.  
2 Young can look and see if he can tell if Mr. Elkins or Mr. Murphy  
3 -- Rick Murphy are on.

4 MR. YOUNG: No, neither of them are on.

5 MS. SCHELLIN: Okay.

6 CHAIRPERSON HOOD: Thanks.

7 MS. SCHILIN: So the answer would be no.

8 CHAIRPERSON HOOD: Okay. So, let's go to the Office  
9 of Planning. I know, I think I saw Ms. Bridges, and I'm not sure  
10 who --

11 MS. SCHELLIN: Kelsey Bridges, I'm not --

12 CHAIRPERSON HOOD: Mr. Mordfin.

13 MS. SCHELLIN: The OP (indiscernible).

14 CHAIRPERSON HOOD: All right. Mr. Mordfin and Ms.  
15 Bridges, you all can give us your reports.

16 We'll start with you Mr. Mordfin.

17 MR. MORDFIN: Hi. Good afternoon, Chair, and members  
18 of the Commission. I'm Stephen Mordfin with the Office of  
19 Planning.

20 The Office of Planning does find this application is  
21 in conformance with the provisions of the Zoning Regulations for  
22 the construction of a new residential hall.

23 Specifically, 1) further processing to permit the  
24 construction of that hall; 2) Campus Plan amendments to designate  
25 the Henle Village as a redevelopment site, not as a renovation

1 site or a building addition site; to retain a portion of Henle A  
2 building for student residential use, including flexibility for  
3 exterior alterations and/or a change of use and a modified  
4 condition 5(a) to allow for temporary housing during the  
5 construction of the new Henle residence hall.

6 Also, area variance relief to allow an 80-foot-high  
7 building to be located less than the minimum required one-to-one  
8 setback from the eastern campus lot line, and special exception  
9 relief to permit the new residence halls -- residence hall to  
10 have more than one mechanical roof structure. Share an existing  
11 -- share existing on-campus loading spaces and to permit  
12 retaining walls in excess of the maximum permitted height and  
13 less than the minimum required separation.

14 As we find that this application is in conformance with  
15 the provisions of the Zoning Regulations, we recommend that the  
16 Commission approve the application.

17 Thank you, and I'm available for questions.

18 CHAIRPERSON HOOD: Thank you, Mr. Mordfin. Let's go  
19 to Ms. Bridges. We'll ask our questions upon her completion.

20 MS. BRIDGES: Good evening, Chairman Hood, and members  
21 of the Commission. For the record. I'm Kelsey Bridges with the  
22 District Department of Transportation.

23 DDOT is supportive of the Applicant's proposal. As you  
24 heard in the presentation, the Applicant has coordinated with  
25 DDOT and the community on the transportation impacts.

1 DDOT does not object to the loading relief since  
2 loading activity will occur in a shared loading area in a nearby  
3 building.

4 There are three existing heritage trees near the  
5 facility. The Applicant should coordinate with the Ward 2 Urban  
6 Forestry arborists to develop a tree preservation plan to  
7 preserve the heritage trees on campus and obtain a permit for the  
8 removal of any special trees.

9 The Applicant has updated the first floor plans to  
10 accommodate 77 long-term bicycle parking spaces as shown on  
11 Exhibit 69.

12 The campus's existing Transportation Land Management  
13 Plan and Performance Monitoring Plan will cover the Henle Village  
14 site.

15 (Indiscernible) approved to the preservation outlined  
16 in the DDOT report, added to the Zoning order. DDOT has no  
17 objection to the approval of this application.

18 CHAIRPERSON HOOD: Okay. Thank you both. Let's see  
19 if we have any comments or questions of either OP or DDOT.

20 Commissioner May?

21 COMMISSIONER MAY: (No audible response.)

22 CHAIRPERSON HOOD: Okay. Commissioner Imamura?

23 COMMISSIONER IMAMURA: None.

24 CHAIRPERSON HOOD: And Vice Chair Miller?

25 VICE CHAIR MILLER: No. Thank you for your report.

1 CHAIRPERSON HOOD: Okay. I, too, thank you. And I  
2 don't have any questions or comments. Thank you for all the work  
3 you put into this.

4 Let's see if, Ms. Schellin -- oh the Applicant. Mr.  
5 Avitabile?

6 (No audible response.)

7 CHAIRPERSON HOOD: (Indiscernible.) Okay.

8 And Ms. Schellin, do we have anyone from the ANC again?

9 MS. SCHELLIN: No, sir.

10 CHAIRPERSON HOOD: Okay, no one from the ANC. Okay.  
11 All right.

12 Well, thank you both. We appreciate your reports.

13 Other government agencies. I believe we did have  
14 something from the DOEE. I think that's what I saw earlier, but  
15 I'm going off my -- and, Mr. Avitabile, I'm (indiscernible) to  
16 you to help me try to remember.

17 MR. AVITABILE: I didn't see anything from DOEE when I  
18 checked the record this morning.

19 CHAIRPERSON HOOD: You didn't? Okay. Well, maybe, I  
20 got that wrong.

21 Let me look at my notes. Okay. So I will take it as  
22 that. So. Right, okay. No other comments from any of the  
23 government agencies.

24 Could we also -- let me just try to skim through ANC  
25 3D. They voted -- let me do 3D. No. Let me do 2F first. ANC

1 2F. 2-E, I'm sorry.

2 2E voted 6-0-0 to support Georgetown University  
3 application in this case, and that's Exhibit 12. And then ANC  
4 3D, Exhibit 14, also voted 4-0-1, so we had one abstention.

5 Mr. Avitabile -- and I'm going to have a letter I have  
6 directly to (indiscernible) to vote. The one abstention was, I  
7 guess -- do we know why? I'm just curious.

8 MR. AVITABLE: You answer, Chris. Chris Murphy from  
9 Georgetown is here.

10 MR. MURPHY: Hello Commissioner. It's Chris Murphy.  
11 How are you?

12 CHAIRPERSON HOOD: Fine. How are you?

13 MR. MURPHY: Good. We had one member of the ANC is  
14 involved in sort of a matter of conflict with the University.  
15 And I think to ensure, you know, no appearance of conflict, I  
16 think he recused himself, so I believe that's why that was one  
17 abstention.

18 CHAIRPERSON HOOD: Okay, good. Good. Okay. All right.  
19 Thank you. As always, it's good to see you.

20 Let's see, Mr. Avitabile, now, I know -- I want to make  
21 sure I give the other community groups -- because this was a big  
22 collaboration, Burleith and some others.

23 Could you name all the groups again for me just for the  
24 record and thank them? I mean, I want to thank them.

25 MR. AVITABLE: Certainly. So it's the Citizens

1 Association of Georgetown, the Burleith Citizens Association, the  
2 Foxhall Community Citizens Association, and then the Georgetown  
3 University Student Association, which is the student -- the  
4 student body council. And so those four groups are all -- were  
5 all parties to the campus plan. They're all part of the  
6 Georgetown Community Partnership, along with the two ANCs, and  
7 they've all been sort of instrumental in all the work we've done:  
8 coming up with the review of the design, the proposal to use the  
9 site for housing and, I think, perhaps most importantly, coming  
10 up with the plan for addressing the student housing while the new  
11 residence hall is being constructed.

12 CHAIRPERSON HOOD: Okay. Thank you, Mr. Avitabile. I  
13 really want to thank all those groups, including the ANCs and  
14 everybody, (indiscernible) and everybody, because this has come  
15 a long way. We appreciate all the work and continue -- let's  
16 continue to have this type of success.

17 All right. Ms. Schellin -- and thank you, Mr.  
18 Avitabile, for mentioning that. And if we left anybody out, we  
19 thank you too. That way everybody's covered.

20 Ms. Schellin, do we have anybody who's here in  
21 opposition or, no -- in support or opposition or undeclared?

22 MS. SCHELLIN: Yes, sir. I just want to check with Mr.  
23 Avitabile. Is Michael Cipriano part of your case?

24 MR. AVITABILE: Yes.

25 MS. SCHELLIN: Okay.

1 MR. AVITABILE: Yes.

2 MS. SCHELLIN: And Ross McClellan and Kevin Smith are.

3 MR. AVITABILE: Yes.

4 MS. SCHELLIN: So we have one person, and that is Ron  
5 Lewis from the Georgetown Community Partnership.

6 CHAIRPERSON HOOD: Okay. Is that the Commissioner?

7 MS. SCHELLIN: Is he on? That's the former  
8 Commissioner?

9 CHAIRPERSON HOOD: Former Commissioner.

10 MR. AVITABILE: Yes, the former.

11 CHAIRPERSON HOOD: Former commissioner.

12 MS. SCHELLIN: Oh, we were just talking about him today,  
13 wondering where he was.

14 CHAIRPERSON HOOD: Right. Right. Now, we see. Okay.  
15 You may begin.

16 MS. SCHELLIN: He's so involved in making sure  
17 everything was working together.

18 MR. LEWIS: I think I'm on, but I think my camera's not  
19 working right. Can you hear me?

20 CHAIRPERSON HOOD: We can hear you. You sound good.  
21 You can go right ahead.

22 MR. LEWIS: Well, thank you, very much. I appreciate  
23 your kind remarks a moment ago. I resigned from the ANC at the  
24 end of my fifth term in 2015, but I stayed on as the ANC 2E's  
25 appointee as the community co-chair of the Georgetown Community

1 Partnership. I wanted to kind of help guide it along with my  
2 co-chair from the University, but (indiscernible) vice president  
3 and chief operating officer, Dave Green. And I just want to talk  
4 briefly about some things.

5 The first is to confirm that the Henle project is well-  
6 designed, and it is good for everyone.

7 And the second, I thought you might like an update on  
8 how things are going with the partnership. It's a key element  
9 of the campus plan.

10 Now, I think you have a pretty good idea about the fact  
11 that since the plan was approved, every subsequent application  
12 for the Zoning Commission from Georgetown University has been  
13 totally agreed and is the Henle.

14 And more broadly than Henle, the Partnership is now  
15 deeply established as the central focus of community university  
16 relations. We reached a milestone this summer. The Partnership  
17 is ten years old, and as Neil said, they would have been my exact  
18 words too, "We have come a long way since 2012."

19 What used to be thought of as town down (phonetic)  
20 problems are now mutual issues to be addressed together, until  
21 everyone is satisfied.

22 There's real progress on the ground and at least as  
23 important, real cultural change in the thinking of University  
24 administrators, community leaders and students. It helps with  
25 the specific requirements that the Campus Plan have proven to be

1 good ones, with enough details to give clear guidance and plenty  
2 of room for creativity in achieving the harmonious results, what  
3 everyone wants.

4 I'll close with the recent comment at one of the  
5 Partnership's working group meetings. A community member who has  
6 lived for decades near the university's main gates, and who was  
7 vocal years ago about noise and other impacts in the neighborhood,  
8 she said she had not experienced wild disruptive noise in the  
9 neighborhood all year. And in her words, referring to the old  
10 days, "The difference is extraordinary."

11 The Partnership works constantly to keep it that way  
12 and we will continue to do so.

13 The Zoning Commission had a major role in setting us  
14 on this path. We are very grateful to you.

15 Thank you.

16 CHAIRPERSON HOOD: Thank you, Commissioner Lewis. And  
17 what I have learned from ANC Commissioners in this City, I think  
18 it was another hearing, and I didn't call him Commissioner, and  
19 they told me once a Commissioner, always a Commissioner, so I'm  
20 going call you Commissioner Lewis, so I want to thank you.

21 Let me see if there are any questions for you. I know  
22 I have a few comments very briefly, but let me see.

23 Commissioner May?

24 COMMISSIONER MAY: I do not have any comment -- I mean,  
25 questions, but I do have a couple of comments.

1           First of all, Commissioner Lewis, I really appreciate  
2 having an update on how the Georgetown Community Partnership is  
3 going, and I especially appreciate hearing that it has been going  
4 so well from your perspective.

5           And then the only other thing I would say is just what  
6 I -- you know, thank you again for everything that you did when  
7 the Campus Plan was approved, because you were in the hotseat for  
8 the ANC and for the community and it was a really difficult  
9 process that, you know, that we were witnessing.

10           The Zoning Commission, you know, we were a hurdle to  
11 clear, but we weren't the ones who did all the work, and I think  
12 that the ANC, the Georgetown Community Partnership, and certainly  
13 the University as well, worked hard to correct the path and to  
14 allow Georgetown to have a more -- Georgetown University to have  
15 a more productive relationship with the surrounding neighborhood,  
16 and really becoming an example for how universities should relate  
17 to their surrounding communities. So thank you for everything  
18 that you did back then and what you're doing now with the  
19 Georgetown Community Partnership. Thank you.

20           COMMISSIONER LEWIS: Thank you.

21           CHAIRPERSON HOOD: All right. Commissioner Imamura,  
22 any questions or comments?

23           COMMISSIONER IMAMURA: No. Thank you Mr. Chairman,  
24 and thank you, Commissioner Lewis, for your comments.

25           CHAIRPERSON HOOD: Okay. And Vice Chair Miller, any

1 | questions or comments?

2 |           VICE CHAIR MILLER:    Thank you, Mr. Chairman.    No  
3 | questions.

4 |           Thank you, Ron Lewis, for your continued work in the  
5 | community.   Ditto everything that Commissioner May said.

6 |           CHAIRPERSON HOOD:    Okay.

7 |           And Commissioner Lewis, I would agree.   I don't mean  
8 | to get -- write a book.   I think you and the leaders at that time  
9 | really set the path forward and thank you.   Thank you for your  
10 | continued work and involvement.

11 |           I will tell you this, though, when I hear this kind of  
12 | success, what I used to do in the past is start directing people  
13 | to people.   But I think if you just keep it like this, I won't  
14 | do like I used to do Maybelle Bennett.   She told me one day, she  
15 | said, "Anthony, you're sending me everybody."   But I'm not going  
16 | to do that, because I think that -- all I can do is just point  
17 | to Georgetown.

18 |           Let's look at Georgetown and see how they have done it,  
19 | as you mentioned, over ten years.   But I think that would be very  
20 | helpful, because it's a win-win for everybody.   So keep up the  
21 | good work.   Thank you for all you've done.   All those leaders,  
22 | we really -- it's really appreciative, and I know Commissioner  
23 | Imamura appreciates it.   Because I think we had like 40 hours of  
24 | hearings, so if you can send him those case numbers, so he can  
25 | go back and review them and understand how thankful we are.   And

1 maybe this weekend, Commissioner, I will give you a test on Monday  
2 and you can just watch those hearings. Okay?

3 COMMISSIONER IMAMURA: Glad to do it.

4 CHAIRPERSON HOOD: So thank you again.

5 Mr. Avitabile, do you have any questions --  
6 Commissioner May?

7 COMMISSIONER MAY: Yeah. I just -- I want to say, I  
8 zoomed in on the conference room there. Have I seen Don Edwards  
9 there too?

10 COMMISSIONER LEWIS: Of course. He is.

11 COMMISSIONER MAY: Well -- and he's another person who  
12 deserves great thanks for the success.

13 CHAIRPERSON HOOD: Oh, sure. Yeah. Yeah. I was going  
14 to say that in the meeting --

15 COMMISSIONER MAY: Call him out since we saw him.

16 CHAIRPERSON HOOD: I can't see everybody, but I was --  
17 you all are starting to pattern after -- well, I'm not going to  
18 go there, because I (indiscernible). But Don Edwards, I was just  
19 talking about him the other day in another meeting, about how he  
20 is very patient.

21 When I first met him, I was part of the group that was  
22 being kind of -- I'm not going to say rowdy, but I was one of  
23 the ones who was very vocal, and he was so calming and patient,  
24 something I've been trying to get for years, but I appreciate  
25 Don.

1 Don has been great. He's done a lot of great work all  
2 over this City, so yeah, I'm sure there are others in that room.  
3 I'm not sure who's all in the room. I'm sure I can say that  
4 about others in that room as well, but I just can't really see  
5 who they are.

6 COMMISSIONER MAY: Yeah.

7 CHAIRPERSON HOOD: So thank you, Commissioner May, for  
8 bringing that up and noticing that.

9 Did I go to anybody -- did I go to Commissioner Imamura,  
10 the Vice Chair? No, I went to everybody. Commissioner Imamura.

11 Okay. Mr. Avitabile, do you have any questions of  
12 Commissioner Lewis?

13 MR. AVITABILE: No, sir.

14 CHAIRPERSON HOOD: Okay. And then we don't have anyone  
15 here from the ANC, correct, Ms. Schellin?

16 (No audible response.)

17 So I'll just take that as a yes. So we don't have  
18 anyone, so thank you.

19 Thank you very much, Commissioner Lewis.

20 All right. Ms. Schellin, do we have anyone who's here  
21 to testify in support or opposition? Or anybody else support  
22 opposition? Undeclared?

23 MS. SCHELLIN: No one else.

24 CHAIRPERSON HOOD: Okay.

25 So, Mr. Avitabile, do you have a closing?

1 MR. AVITABILE: I don't think I need to give any closing  
2 statement. We appreciate the Commission's time. We think the  
3 record's complete. And if the Commission is inclined to take  
4 action, we'd appreciate it. We are moving quickly to try to hit  
5 the construction start in May. We're actually submitting our  
6 building permit next week. So we're moving quickly. And to that  
7 end, if the Commission is also inclined and would be willing to  
8 allow for a summary order here, we're sure that would help get  
9 that order over to the Department of Buildings quickly.

10 Thank you so much.

11 CHAIRPERSON HOOD: Sure. Just give me one minute, and  
12 I'll be back in one minute, please.

13 MR. AVITABILE: Thank you.

14 CHAIRPERSON HOOD: Okay. I'm sorry. I had to take care  
15 of that right quick. I apologize.

16 I remember what Mr. Avitabile said. I think this can  
17 be dispensed of very quickly. Let me hear from my colleagues.

18 Any comments or questions? Or, I'll entertain a  
19 motion. I think this is pretty straightforward.

20 COMMISSIONER MAY: I'm fine with moving forward.

21 VICE CHAIR MILLER: I agree.

22 CHAIRPERSON HOOD: Okay. All right. Well, we're only  
23 56 minutes over the time I thought it would take us to do this,  
24 so let's go ahead and get this done.

25 Would somebody like to make a motion? Go ahead and

1 | let's move this one. We got plenty more that we are going to  
2 | spend a lot more time on. Let's go ahead and get this one off  
3 | our table. Would somebody like to make a motion?

4 |           VICE CHAIR MILLER: Mr. Chairman, I would move that the  
5 | Zoning Commission approve case number 16-18D, Georgetown  
6 | University's 2017 to 2036 Campus Plan Amendment, further  
7 | processing approval, and related variance and special exception  
8 | for the redevelopment of Henle Village. I don't want to go into  
9 | the Square and Lots, because I'll probably misstate them, but  
10 | -- and ask for a second?

11 |           COMMISSIONER MAY: Second.

12 |           CHAIRPERSON HOOD: Okay. It's been moved and properly  
13 | second. Any further discussion?

14 |           (No audible response.)

15 |           CHAIRPERSON HOOD: Not hearing any, Ms. Schellin, could  
16 | you do a roll call vote, please?

17 |           Ms. Schellin?

18 |           VICE CHAIR MILLER: Yes.

19 |           CHAIRPERSON HOOD: All right.

20 |           Well, let me -- let me -- maybe she's having some  
21 | technical problems.

22 |           VICE CHAIR MILLER: We've all been there.

23 |           CHAIRPERSON HOOD: Oh, yeah. All right. Let me see  
24 | who --

25 |           MS. SCHELLIN: May. Commissioner May?

1 CHAIRPERSON HOOD: Oh, there she goes.

2 COMMISSIONER MAY: Yes.

3 MS. SCHELLIN: Commissioner Hood?

4 CHAIRPERSON HOOD: Yes.

5 MS. SCHELLIN: Commissioner Imamura?

6 COMMISSIONER IMAMURA: Yes.

7 MS. SCHELLIN: The vote is 4-0-0 or to 1 to approve  
8 final action in Zoning Commission Case No. 16-18D, the minus 1  
9 being the third Mayoral appointee position, which is vacant. And  
10 the Applicant did ask to provide a summary order, and I just want  
11 to make sure the Commission is good with that?

12 CHAIRPERSON HOOD: A summary order, yes.

13 MS. SCHELLIN: Okay. So if they could do that within  
14 the next two weeks, that would be great.

15 CHAIRPERSON HOOD: And I'm glad you came back, because  
16 I was getting ready to call for the vote myself, so thank you.

17 Let's -- let's -- so before I close out, the Zoning  
18 Commission will be meeting again November the 10th of 2022. We  
19 have a number of items that we will be discussing that evening.  
20 You can join us on these same platforms at 4 p.m.

21 And I want to thank everyone in these proceedings  
22 tonight. Again, great work to all. Thank you. If I don't hear  
23 anything else, this hearing is adjourned. Goodnight everyone.

24 (Whereupon, the above-entitled matter went off the  
25 record at 4:52 p.m.)

C E R T I F I C A T I O N

This to certify that the foregoing transcript

In the matter of: Public Hearing

Before: DCZC

Date: 11-03-2022

Place: Teleconference

was duly recorded and accurately transcribed under my direction;  
further, that said transcript is a true and accurate record of  
the proceedings.

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