

GOVERNMENT OF
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

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REGULAR PUBLIC HEARING
CASE NO. 16-18H

+ + + + +

THURSDAY

JANUARY 16, 2025

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The Public Hearing of the District of Columbia Zoning Commission convened via teleconference, pursuant to notice at 4:00 p.m. EDT, Anthony J. Hood, Chairperson, presiding.

ZONING COMMISSION MEMBERS PRESENT:

ANTHONY J. HOOD, Chairperson
ROBERT E. MILLER, Vice Chair
JOSEPH IMAMURA, Commissioner
GWEN WRIGHT, Commissioner
TAMMY STIDHAM, Commissioner

OFFICE OF ZONING STAFF PRESENT:

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

OFFICE OF ZONING LEGAL DIVISION STAFF PRESENT:

HILLARY LOVICK, Esquire

OFFICE OF PLANNING STAFF PRESENT:

SHEPARD BEAMON, Office of Planning

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ALSO PRESENT:

DAVID AVITABILE, ESQUIRE, Goulston and Storrs
JAMI MILANOVICH, Wells and Associates
LEE REED, Athletic Director, Georgetown University
DAVE NOLAN, Women's Soccer Coach, Georgetown University
BRIAN WIESE, Men's Soccer Coach, Georgetown University
TRICIA DUNCAN, Vice Chair, ANC 3D

The transcript constitutes the minutes from the
Regular Public Hearing held on January 16, 2025.

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

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

(4:00 p.m.)

CHAIRPERSON HOOD: Good afternoon, ladies and gentlemen. We are convening and broadcasting this public hearing by videoconferencing. My name is Anthony Hood, and I am joined by Vice Chair Miller, Commissioners Wright, Imamura, and Stidham. We're also joined by the Office of Zoning Staff, Ms. Sharon Schellin; our Office of Zoning Legal Division, Ms. Hillary Lovick; and also handling all of our virtual operations, Mr. Paul Young, who is working behind the scenes. 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 is also webcast live and via Webex and YouTube Live. The video will be available on the Office of Zoning's website after the hearing. Accordingly, all those listening on Webex or by phone will be muted during the hearing. The public hearing notice advises that you must sign up in advance to testify, because we have no way during the hearing to recognize you. I'm going to rewrite some of this. I'm sorry.

If you have not signed up yet and finished (sic) to testify, please call the Hotline number. Those who have signed up to testify will be unmuted at the appropriate time. When called, please state your name before providing your testimony. When you are finished speaking, please mute your audio. You do

1 not -- I'm not going to read that. If you experience difficulty
2 accessing Webex or with your telephone call-in, then please call
3 our OZ Hotline number at 202-727-0789 to receive Webex log-in or
4 call-in instructions, or, as previously stated, to sign up to
5 testify, if you have not already done so. Also, persons planning
6 to testify must sign up in advance and will be called by name at
7 the appropriate time. At the time of sign-up, all participants
8 will complete the oath or affirmation required by Subtitle Z-
9 408.7. Okay. If you have not signed up, then please call our
10 Hotline number. If you wish to file written testimony or
11 additional supporting documents during the hearing, then please
12 be prepared to describe and discuss it at your time of testimony
13 and ask -- I'm not reading that either. I'm sorry.

14 The hearing will be conducted in accordance with the
15 provisions of 11-Z DCMR, Chapter 4, as follows: preliminary
16 matters; applicant's case; report of the Office of Planning and
17 Department of Transportation; report of the government agencies;
18 report of the ANC -- we have two ANCs in this case tonight --
19 this evening -- testimony of organizations and individuals, each
20 five and three minutes respectively, and you will hear in the
21 order from those in support, opposition, and undeclared. Then
22 we'll have rebuttal and closing by the applicant.

23 The subject of this evening's hearing is Zoning
24 Commission Case Number 16-18H, 2017 through 2023 (sic) Campus
25 Plan Modification with hearing and further processing for

1 additional -- addition of field lights to Shaw Field at Square
2 1321, Lot 0833, 3700 O Street Northwest. Again, today's date is
3 January 16th, 2025. At this time, the Commission will consider
4 any preliminary matters. Does the staff have any preliminary
5 matters?

6 MS. SCHELLIN: Very quickly. The applicant is being
7 represented by Dave Avitabile, and they are going to do a very
8 short presentation this evening. I did not see any opposition
9 in the record. The ANC is 3D. They've provided a report at
10 Exhibit 12 in support. At Exhibit 11 is the OP hearing report,
11 also recommending approval. And ANC 2E also -- I just looked
12 over that one -- provided a report at Exhibit 6 in support. And
13 then I don't see a DDOT report, unless I'm totally overlooking
14 that one. Oh, yes, Exhibit 10. They have no objection to this
15 Campus Plan modification. So, with that, I will turn it over to
16 the Commission. They do have one proffered expert, if the
17 Commission would accept Jami Milanovich in this case. She's been
18 previously accepted by the Commission as an expert witness in
19 transportation, so I'd just like to have the Commission accept
20 her as an expert in this case.

21 CHAIRPERSON HOOD: Okay. Any objections to continuing
22 the status of Ms. Milanovich?

23 (No response.)

24 CHAIRPERSON HOOD: Not hearing any, we will continue
25 that status. Mr. Avitable -- if we can bring Mr. Avitable and

1 his team up. And let me just say, Mr. Avitable, I don't believe
2 we -- I have not seen, and I may have missed it -- I have not
3 seen any opposition or any concerns or issues. At least I haven't
4 seen it in the record. But what I would ask that you do is just
5 hit the highlights, and it shouldn't take no more than about five
6 minutes, and we'll ask our questions. I think that will be more
7 succinct. Thank you.

8 MR. AVITABILE: Wonderful. Thank you, Chairman Hood,
9 and good afternoon, Commissioners. David Avitable with Goulston
10 and Storrs, land use counsel to Georgetown University. I'm joined
11 today by the Athletic Director, Lee Reed; the coaches for the
12 women's and men's soccer programs, Dave Nolan and Brian Wiese;
13 and Jami Milanovich from Wells and Associates as our expert in
14 Transportation.

15 I will be brief. We are here to add lights to Shaw
16 Field, which will support the continued competitiveness of the
17 women's and men's soccer programs. That's what the field is used
18 for. We're adding six poles with the latest technology in lights
19 that focus the light downward and minimize any spillover beyond
20 sort of the immediate field into the adjacent neighborhoods or
21 adjacent parkland. We've conducted a number of studies both of
22 light and noise impacts and provided the information in the
23 record. And it really, basically, demonstrates that neither the
24 light nor the related noise from the athletic activity will be
25 felt in the adjacent surrounding residential neighborhoods.

1 We also had directly contacted and spoke to the
2 National Park Service to see if they had any concerns. We had
3 some initial feedback about -- questions about what the light
4 spillage might be like within the park. We conducted additional
5 studies that confirmed that the light will not be perceptible
6 when you're down in the spine of the park. Really, it's not
7 perceptible anywhere beyond the very edge. Light meters just
8 simply don't pick it up.

9 And, finally, in the discussions with our residential
10 neighbors, we've agreed to various restrictions and sort of
11 operational measures around the time of the start and the end of
12 the games to manage the use, and we've affirmed that this use of
13 this field will be only for the women's and men's soccer programs,
14 for their practices and their competitions. And, as you see from
15 the record, everyone has felt like we've managed to strike the
16 right balance here. So we're here with full-throated support,
17 and I'll end there, and we're happy to answer any questions the
18 Commission has. We do have a presentation we prepared. If there
19 are questions and we need visual support, we can certainly bring
20 that up.

21 CHAIRPERSON HOOD: Okay. Let's see if anyone has any
22 questions or comments. Let me start with Commissioner Imamura.

23 COMMISSIONER IMAMURA: Thank you, Mr. Chairman. I
24 don't have any questions or comments. This is pretty
25 straightforward, but I do appreciate, Mr. Avitabile, at least a

1 | thorough presentation, especially on the design aspects and
2 | elements for the lighting poles, so I appreciate the wattage and
3 | color -- some of the studies that you've provided in the record
4 | as well as the (indiscernible). So, at least from my point of
5 | view, I'm comfortable with moving forward. So thank you very
6 | much.

7 | CHAIRPERSON HOOD: All right. Thank you. Commissioner
8 | Stidham, any questions or comments?

9 | COMMISSIONER STIDHAM: No, but thank you for the really
10 | very thorough presentation materials that you prepared. It made
11 | very clear the effects of the lighting on the neighborhood and
12 | the adjacent parkland. And this is really very straightforward,
13 | so thank you, and I'm prepared to support as well.

14 | CHAIRPERSON HOOD: Okay. And Commissioner Wright, any
15 | questions or comments?

16 | COMMISSIONER WRIGHT: No, no questions, no comments.
17 | I agree with my fellow Commissioners who have already spoken.
18 | This seems like a well-documented and fairly straightforward
19 | case.

20 | CHAIRPERSON HOOD: Okay. And Vice Chair Miller, any
21 | questions or comments?

22 | VICE CHAIR MILLER: Thank you, Mr. Chairman, and thank
23 | you to the Georgetown team, or teams I guess in this case, for
24 | your application. Yes, I agree, it's a very -- it's a limited
25 | scope -- it's a very limited scope of this application, and the

1 outreach has been done to the ANC 2E and 3D garnering their
2 support and with the mitigation measures that you proposed,
3 there's minimal, if any, impact upon any surrounding -- any
4 nearby residential neighborhoods. I don't think there are any
5 adjacent residential neighborhoods, but -- residences, but -- so,
6 yes, I'm prepared to support this tonight. Thank you.

7 CHAIRPERSON HOOD: I don't have any questions. I, too,
8 am supportive. It's always good when Georgetown comes down and
9 leads cases in this format, so thank you. All right. Let's see
10 if we have any ANCs who want to do cross-examination. Ms.
11 Schellin, could you call both ANCs and see -- I see Chair Duncan.

12 MS. SCHELLIN: Yes, sir. The only one I see is Ms.
13 Duncan from ANC 3D. I do not see either of the reps for 2E.

14 CHAIRPERSON HOOD: Great. Chair Duncan, this is the
15 time to ask any questions. We'll hear your testimony in just a
16 few minutes -- in a few minutes, unless you have questions.

17 ANC VICE CHAIR DUNCAN: I have no questions.

18 CHAIRPERSON HOOD: Okay. Great. All right. Ms.
19 Schellin, do we have any other government agencies who are here
20 to testify, besides --

21 MS. SCHELLIN: No other government agencies signed up.

22 CHAIRPERSON HOOD: Do we have DDOT? Is DDOT here?

23 MS. SCHELLIN: No, sir. I only had OP.

24 CHAIRPERSON HOOD: Okay. Let's bring up the Office of
25 Planning. Mr. Beamon, whenever you get ready, you may begin.

1 MR. BEAMON: I'm here. I'm trying to connect my camera.
2 There we go. Good afternoon, Commissioners. Shepard Beamon with
3 the Office of Planning. OP recommends approval of Zoning Case
4 16-18H for the proposed field lighting for Shaw Field. OP stands
5 on the record of the report, and I'm open for any questions.

6 CHAIRPERSON HOOD: Okay. I'm going to look at my
7 colleagues and see if you have any questions. If you do, I'm
8 not going to say raise your hand, just --

9 (No response.)

10 CHAIRPERSON HOOD: All right. And I'm going to look
11 at the applicant. You have any questions, Mr. Avitabile?

12 MR. AVITABILE: No, we do not.

13 CHAIRPERSON HOOD: Okay. Mr. Beamon, thank you very
14 much for your support -- I mean, for your report and your support
15 of this application. All right. Let's see here. All right.
16 Let's go to Chair Duncan, ANC 3D. And, Ms. Schellin, see if the
17 other Chair is available, somebody from that ANC. If not, we'll
18 keep moving. Chair Duncan, you may begin.

19 ANC VICE CHAIR DUNCAN: I'm going to keep this very
20 brief. ANC 3D is in support of the lights at Shaw Field. The
21 university demonstrated the lights won't have a negative impact
22 on neighboring properties, but, as a general matter, ANC 3D has
23 been very pleased with Georgetown's communication and
24 responsiveness to our community's needs and concerns, and we
25 highlight, in particular, their recent engagement with the

1 community on the Foundry Branch Trestle Bridge preservation.
2 That is the extent of my comments. I just wanted to get on --
3 that on the record for Georgetown.

4 CHAIRPERSON HOOD: Thank you, Chair Duncan. That's
5 good to hear. Ms. Schellin, is -- I think Chair Lohse or
6 (indiscernible) -- I know I messed that up -- from 2E here?

7 MS. SCHELLIN: Yeah, I do not see either one of them
8 still, no.

9 CHAIRPERSON HOOD: Okay. All right. Any questions of
10 Chair Duncan -- my colleagues, any questions?

11 (No response.)

12 ANC VICE CHAIR DUNCAN: I also need to correct the
13 record. I am no longer the Chairman as of January 8th of ANC
14 3D. I am the Vice Chair. We have term limits, so another
15 Commissioner is now the Chairman.

16 CHAIRPERSON HOOD: Well, I'm sure that the record was
17 right. It was just me used to you being a chairman and going
18 off my memory, which, obviously, was incorrect, but anyway -- but
19 most of the time in the city, they say, "Once the Chair, always
20 the Chair," but anyway thank you, Vice Chair Duncan.

21 ANC VICE CHAIR DUNCAN: Okay. I love it. I love it.
22 Thank you.

23 CHAIRPERSON HOOD: All right. Thank you, Vice Chair
24 Duncan. All right. Okay. So, Mr. Avitabile, you have any
25 question of the ANC?

1 MR. AVITABILE: No, I do not. Thank you.

2 CHAIRPERSON HOOD: Thank you. All right. Ms. Schellin,
3 let's go to the public. Anybody here who's here in support,
4 opposition, or undeclared?

5 MS. SCHELLIN: Office of Planning. We didn't hear from
6 OP yet, did we?

7 CHAIRPERSON HOOD: They were so quick. We heard from
8 them.

9 MS. SCHELLIN: Oh, wow, I totally missed them while I
10 was searching for people.

11 CHAIRPERSON HOOD: Yeah, that was -- that was very well
12 done. Mr. Beamon gave us his report.

13 MS. SCHELLIN: Okay. So -- I'm hitting the spacebar
14 again. No one from the public.

15 CHAIRPERSON HOOD: No one from the public. All right.
16 Mr. Avitabile, I know you don't have any rebuttal. I should stop
17 saying, "I know you don't have any rebuttal", but do you have
18 any rebuttal or any closing, or would you like to do your closing?

19 MR. AVITABILE: No rebuttal; no closing, other than to
20 thank all the participants and the Commissioners and I think I
21 neglected to express -- it was expressly asked last time, but,
22 if amenable and you're able to vote this evening, we would
23 appreciate being able to do a summary order as well. That's it.
24 Thank you so much.

25 CHAIRPERSON HOOD: Okay. Let me -- let me look for

1 something. I didn't see something. Okay. I want to make sure
2 I acknowledge ANC 2E's report, and ANC 2E did report -- the vote
3 was six -- their vote was six to zero, and Vice Chair Duncan
4 spoke for ANC 3D, so 2E is noted that they had -- and that's our
5 Exhibit 6 -- who also is in support. So, colleagues, we've
6 heard -- and, thank you, Mr. Avitabile and team. Colleagues,
7 you've heard the request for us to go ahead and proceed tonight.
8 I certainly don't see any reason of holding this up, so what I
9 would just go ahead and do is just ask one of my colleagues if
10 they would like to make a motion and get a second and let's keep
11 it moving.

12 COMMISSIONER WRIGHT: I'd be glad to make a motion. I
13 move that we approve Zoning Commission Case Number 16-18H,
14 Georgetown University 2017 to 2036 Campus Plan, Campus Plan
15 Modification for addition of field lights to Shaw Field at Square
16 1321, Lot 0833, at 3700 O Street Northwest.

17 VICE CHAIR MILLER: Second.

18 CHAIRPERSON HOOD: Okay. It's been moved and properly
19 seconded. Any further discussion?

20 (No response.)

21 CHAIRPERSON HOOD: Not hearing any, Ms. Schellin, would
22 you do a roll call vote please?

23 MS. SCHELLIN: Sure. Commissioner Wright.

24 COMMISSIONER WRIGHT: Yes.

25 MS. SCHELLIN: Commissioner Miller.

1 VICE CHAIR MILLER: Yes.

2 MS. SCHELLIN: Commissioner Hood.

3 CHAIRPERSON HOOD: Yes.

4 MS. SCHELLIN: Commissioner Imamura.

5 COMMISSIONER IMAMURA: Yes.

6 MS. SCHELLIN: Commissioner Stidham.

7 COMMISSIONER STIDHAM: Yes.

8 MS. SCHELLIN: Staff records the vote five to zero to
9 zero to approve final action on Zoning Commission Case Number 16-
10 18H. Of course, there are no minus ones anymore, which is nice.
11 And I imagine Mr. Avitabile is going to get us a draft order
12 within the two weeks, and I believe I heard the Commission approve
13 a summary order.

14 CHAIRPERSON HOOD: Yes, summary order. No objection
15 to a summary. Anything else, Ms. Schellin?

16 MS. SCHELLIN: That's it.

17 CHAIRPERSON HOOD: Okay. Let me -- let me back up a
18 little bit. Things were going so well. Mr. Avitabile, you all
19 did such -- all the leg work; you did such a great job. I want
20 to ask -- Mr. Reed, I know he worked real hard to say something
21 in this case. I want to make sure he doesn't want to say anything.
22 I want to make sure Mr. Nolan doesn't want to say anything, and
23 Mr. Wiese -- I believe Wiese or Wise (phonetic) -- doesn't want
24 to say anything. Does anybody want to say anything?

25 MR. REED: I would. Hopefully you can hear me, by the

1 | time I figure out how to work this technology. I'm glad -- I
2 | would like to say thank you to everybody involved. This is an
3 | important project for our student athletes and our two elite
4 | soccer programs, but we're always mindful of being good
5 | neighbors, and so we really respect and appreciate this process
6 | and our neighborhood, so look forward to some exciting soccer
7 | under the lights in the future. And I'll turn it over to our
8 | coaches.

9 | MR. WIESE: I'd just like to echo it. Thank you guys.
10 | It's a very exciting time for our -- both of our programs to have
11 | this versatility, so thank you for all the efforts.

12 | MR. NOLAN: Yeah. I could just echo that as well. We
13 | really appreciate it. Appreciate the support.

14 | CHAIRPERSON HOOD: Okay. Great. I just wanted to make
15 | sure we acknowledge you all. We appreciate you and looking
16 | forward to a winning season, whenever the seasons are. So, with
17 | that, the Zoning Commission will meet again on January 23rd. Is
18 | that correct, Ms. Schellin, the 23rd?

19 | MS. SCHELLIN: Yes.

20 | CHAIRPERSON HOOD: Right, on January 23rd on these same
21 | platforms. Our Zoning Commission case will be 04-14H. It's the
22 | Florida Rock Properties, Incorporated. Again, I want to thank
23 | Georgetown and the ANC and the community and everyone in the
24 | Office of Planning, everyone who worked on this, our staff who
25 | worked on this particular case, all the legwork that's been done

1 | to make this case a lot easier for us to be able to review and
2 | be able to approve. So, with that, this meeting is adjourned --
3 | hearing is adjourned. Good night.

4 | (Whereupon, the above-entitled hearing was adjourned
5 | at 4:19 p.m.)

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

This is to certify that the foregoing transcript

In the matter of: Public Hearing - Case No. 16-18H

Before: DC Zoning Commission

Date: 01-16-25

Place: Webex Videoconference

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



Deborah B. Gauthier