

1 GOVERNMENT OF THE DISTRICT OF COLUMBIA

2 Zoning Commission

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Public Hearing

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Case No. 16-18A [MedStar Health, Inc./MedStar

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Georgetown Medical Center, Inc. d/b/a MedStar

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Georgetown University Hospital - Further Processing

11

of the 2017-2036 Georgetown University Campus Plan at

12

Square 1321, Lots 824, 825, 826, 833.]

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6:31 p.m. to 7:22 p.m.

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Thursday, June 8, 2017

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Jerrily R. Kress Memorial Hearing Room

22

441 4th Street, N.W., Suite 220 South

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Washington, D.C. 20001

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1 Board Members:

2 ANTHONY HOOD, Chairman

3 ROBERT MILLER, Vice Chair

4 PETER MAY, Commissioner

5 MICHAEL TURNBULL, Commissioner

6

7

8 Office of Zoning:

9 SHARON SCHELLIN, Secretary

10

11 Office of Planning:

12 ANNE FOTHERGILL

13

14 Department of Transportation:

15 ANNA CHAMBERLIN

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

2 CHAIRPERSON HOOD: Good evening, ladies and  
3 gentlemen. This is a public hearing for the Zoning  
4 Commission for the District of Columbia. Today's  
5 date is June 8th, 2017, and it's approximate 6:30  
6 p.m.

7 My name is Anthony Hood. We're located in  
8 the Jerrily R. Kress Memorial Hearing Room. Joining  
9 me this evening are Vice Chair Miller, Commissioner  
10 Shapiro, Commissioner -- I'm sorry. Commissioner  
11 Shapiro is not here. Commissioner May, and  
12 Commissioner Turnbull.

13 We're also joined by the Office of Zoning  
14 staff, Ms. Sharon Schellin. Also, the Office of  
15 Planning staff, Ms. Steingasser and Ms. Fothergill,  
16 as well as the District Department of Transportation,  
17 Ms. Chamberlin.

18 This proceeding is being recorded by a court  
19 reporter, is also webcast live. Accordingly, we must  
20 ask you to refrain from any disruptive noises or  
21 actions in the hearing room, including the display of  
22 any signs or objects. Notice of today's hearing was  
23 published in the D.C. Register, and copies of that  
24 announcement are available to my left on the wall  
25 near the door.

1           The hearing will be conducted in accordance  
2 with provisions of 11-Z DCMR Chapter 4, as follows,  
3 preliminary matters; applicant's case; report of the  
4 Office of Planning; report of other government  
5 agencies; report of the ANC; organizations and  
6 persons in support; organizations and persons in  
7 opposition; rebuttal and closing by the applicant.

8           The following time constraints will be  
9 maintained in this meeting. The applicant has up to  
10 60 minutes, organizations five minutes, individuals,  
11 three minutes.

12           The Commission intends to adhere to the time  
13 limits as strictly as possible in order to hear the  
14 case in a reasonable period of time. The Commission  
15 reserves the right to change the time limits for  
16 presentations if necessary, and notes that no time  
17 shall be exceeded.

18           All persons appearing -- wishing to testify  
19 before the Commission in this evening's case are  
20 asked to register at the witness kiosk, and if you  
21 need some assistance you can see Ms. Schellin, as  
22 well as fill out two witness cards. These cards are  
23 located on my left on the table near the door.

24           The decision of the Commission in this case  
25 must be based exclusively on the public record. The

1 staff will be available throughout the hearing to  
2 discuss procedural questions. Please turn off all  
3 electronic devices at this time so not to disrupt  
4 these proceedings. Would all individuals wishing to  
5 testify please rise to take the oath? Ms. Schellin,  
6 would you please administer the oath?

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

9 [Oath administered to the participants.]

10 CHAIRPERSON HOOD: Okay, Ms. Schellin, do we  
11 have any preliminary matters?

12 MS. SCHELLIN: We have some -- I think the  
13 first thing is just to confirm the party status  
14 request. The Commission gave the Georgetown  
15 University Student Association provisional approval  
16 at the May 22nd public meeting. They've submitted, I  
17 believe, the documents that the Commission requested.  
18 So, we just want to confirm that they are in fact a  
19 party in support.

20 CHAIRPERSON HOOD: Okay. Commissioners, as  
21 you know, we asked for them to submit some additional  
22 information. That was done as stated by the  
23 secretary. Any objections to giving them full party  
24 status? No objections.

25 MS. SCHELLIN: Okay.

1 CHAIRPERSON HOOD: Mr. Glasgow, do you have  
2 any objection?

3 MR. GLASGOW: No, sir.

4 CHAIRPERSON HOOD: Okay. So, they will be a  
5 party in support.

6 MS. SCHELLIN: Yes. And then we have  
7 proffered expert witnesses. It appears that the two,  
8 Shalom Baranes and Jami Milanovich have been  
9 previously accepted by the Commission, and then we  
10 have their landscape architect. I believe Mr.  
11 Dumont. He's not actually going to present, but he  
12 will be available for questions, and so they are  
13 asking for expert status for him.

14 CHAIRPERSON HOOD: Okay, colleagues. Any  
15 objections to Mr. Dumont being the -- an expert  
16 status in this case in landscape architecture?

17 Okay, not hearing any objections we will give  
18 him that status and if we have questions we will  
19 bring him up and ask him.

20 Okay. Anything else, Ms. Schellin?

21 MS. SCHELLIN: I don't have anything else.

22 CHAIRPERSON HOOD: Okay. Mr. Glasgow, you  
23 may begin. I really think that this record is  
24 complete, unless you all want to have a presentation.  
25 We definitely don't need a 60 minute. But if you

1 want to take three minutes, since that's what's on  
2 the clock, you can take that.

3 MR. GLASGOW: Mr. Chair --

4 CHAIRPERSON HOOD: Or you can stand on the  
5 record. It doesn't matter.

6 MR. GLASGOW: We can stand on the record.  
7 What I would like to do for the ease of the court  
8 reporter is that we'd all just identify ourselves  
9 very quickly.

10 Norman M. Glasgow, Jr., law firm of Holland  
11 and Knight.

12 MS. DRASS: I'm Joy Drass from MedStar  
13 Health.

14 MR. SACHTLEBEN: Mike Sachtleben from MedStar  
15 Georgetown, University Hospital.

16 MR. HILTON: Ed Hilton from Georgetown  
17 University.

18 MR. BARANES: Shalom Baranes, Shalom Baranes  
19 Associates, architects.

20 MS. MILANOVICH: Jami Milanovich with Wells  
21 and Associates.

22 MR. MOREY: Robin Morey, Georgetown  
23 University.

24 MR. AVITABILE: David Avitabile with Goulston  
25 and Storrs, land-use counsel for the university.

1 MR. GLASGOW: We are standing on the record  
2 and the panel is available for questions.

3 CHAIRPERSON HOOD: Okay. Let me commend  
4 everyone for the work and the agreement and  
5 everything that's been reached. It definitely makes  
6 our jobs a little easier, and especially if we look  
7 at the law that we have to look at. But it makes our  
8 jobs a little easier if we don't have to go through a  
9 lot of confrontation and try to balance it and make  
10 it work for everybody. So, I appreciate all the work  
11 and effort that was put into this case.

12 Let me open it up. I don't have any  
13 questions. I think it's pretty straight forward for  
14 me, but some may have a few questions. Commissioner  
15 May?

16 MR. MAY: Yeah, so you're asking for  
17 flexibility with regard to further or final reviews  
18 with CFA and OGB, and so I'm wondering what you think  
19 might change. I mean, I did read the reports and I  
20 saw that there were some questions that had been  
21 raised by OGB. You know, have they all been  
22 addressed in the drawings that we've seen? You know,  
23 it's just, what's in flux at this point, what's the  
24 potential for change from here on out?

25 MR. BARANES: Most of -- actually, all of the



1 issues that were raised by OGB, we did address,  
2 before we went to CFA. And then the comments we  
3 received from CFA had to do primarily with developing  
4 further details and refinement of some of the  
5 landscape elements. They did particularly focus on  
6 the steps that we have along Reservoir Road, they  
7 questioned whether it really made sense for that to  
8 be a seating area at all, or perhaps maybe it should  
9 be planted instead of being a seating area. But that  
10 was pretty much the extent of their comments.

11 MR. MAY: Okay. I'm not surprised that they  
12 were focused on landscape issues, given the nature of  
13 the Commission at the time.

14 MR. BARANES: Sure. I mean, that's right.

15 MR. MAY: I get that too. And in DDOT's  
16 report there were some additional conditions that  
17 they had suggested. Have they been agreed to, or do  
18 you have responses to those?

19 MR. GLASGOW: Ms. Milanovich?

20 MS. MILANOVICH: Sure. So, a lot of them  
21 have been agreed to, and on the couple where we  
22 didn't come to a complete agreement we have proposed  
23 a compromise. I'm not sure, I don't want to speak  
24 for Ms. Chamberlin, but I can quickly walk through  
25 those conditions if you would like.

1 MR. MAY: Sure.

2 MS. MILANOVICH: DDOT had requested that we  
3 install a transit screen in the pavilion. We've  
4 agreed to that as well as to incorporate wayfinding  
5 for bicycles as part of the new pavilion's wayfinding  
6 plan. We will also continue to explore additional  
7 transportation network company partnerships.

8 DDOT had requested that we report GUTS  
9 ridership on a monthly basis during construction.  
10 What we've proposed is to do it on a quarterly basis,  
11 and the reason for that is we just didn't feel like  
12 monthly would allow us to appropriately evaluate  
13 trends. And so, we thought that a quarterly basis  
14 was more appropriate.

15 With regard to transit subsidies, DDOT  
16 requested that we provide \$80 a month transit  
17 subsidies for all employees who want to take transit.  
18 We've actually been working with a working group at  
19 the hospital made up of different departments within  
20 the hospital. We've literally been meeting almost  
21 weekly for about a year now, trying to figure out  
22 what the most appropriate action is for the hospital,  
23 given its constituency. And the plan that we had  
24 proposed was to provide \$255 a month for 180  
25 employees who currently drive that would be willing

1 to switch to transit.

2           The reason we think that's the right way  
3 forward is because first of all, \$255 a month is the  
4 maximum that you're allowed to do by federal law. If  
5 you live on the outskirts of the Metro system, your  
6 monthly transit cost would be about \$264. And so, we  
7 felt in order to effect change quickly, being able to  
8 cover virtually the entire cost of somebody's commute  
9 would be a more effective way to entice that travel  
10 change behavior.

11           So, that's what we're proposing to move  
12 forward with, but we will continually monitor that  
13 and are certainly open and willing to change the  
14 transit subsidy program should our desired results  
15 not be achieved.

16           And then finally, you may recall from the  
17 campus plan, there is -- there will be a new bus stop  
18 constructed on the north side of campus. As part of  
19 the campus plan conditions, that requires that new  
20 bus stop on the north side of campus to be completed  
21 within two years of the opening of the new pavilion.

22           The two-year time frame was based upon the  
23 relocation of the oncology unit that is situated  
24 immediately adjacent to where that bus turn around  
25 and bus stop would be. And that oncology unit cannot

1 be moved until space is vacated and renovated, and so  
2 that's how the two-year time frame was brought about.

3           So, it's just not feasible to move that, or  
4 create that bus stop in a shorter time period, which  
5 is what DDOT's asking for. So, in lieu of that, what  
6 we have proposed, the university currently provides  
7 what they call their mini-shuttle that transports  
8 people from the existing bus stop on the south side  
9 of campus, to the north side of campus. The hospital  
10 has agreed to add additional mini-shuttle capacity to  
11 provide additional rides to the hospital, as well as  
12 the transit subsidies that I previously mentioned.  
13 So, that was our counterproposal, if you will, on  
14 that point.

15           MR. MAY: Okay. Then, I guess we'll hear  
16 from DDOT whether they're okay with all that. So,  
17 that's it for me.

18           CHAIRPERSON HOOD: Okay. Any other  
19 questions? Okay. Vice Chair, you have any  
20 questions?

21           MR. MILLER: No questions, really, Mr.  
22 Chairman. Just wanted to thank Georgetown and  
23 MedStar Georgetown for all of your collaboration with  
24 the community partnership and the ANCs, 3D and 2E,  
25 and for responsiveness to the concerns expressed by

1 DDOT and OP, and the construction management  
2 agreement that you worked out, and all the mitigation  
3 that you're going to be doing.

4 I guess, do you have a time table when  
5 construction might begin? It's a two-year time frame  
6 for the construction, or is it more, and when is it  
7 going to begin? I just want to know how long I'm  
8 going to be avoiding that gate to get to Yates.

9 MR. SACHTLEBEN: Thank you, Mr. Commissioner.  
10 So, the current timeline, if as it stands, would see  
11 most work, utility work, starting next year. Kober-  
12 Cogan is one building that needs to come down on  
13 campus, so that would be done in the January time  
14 frame with then utilities. And then over the next  
15 year or so the excavation work. And it's about a --  
16 I want to turn to 48 approximate months until patient  
17 one. But it's about a four-year project total.

18 MR. MILLER: Thank you for that. And it's  
19 certainly a very worthy project, needed medical  
20 facility and --

21 MR. SACHTLEBEN: Thank you.

22 MR. MILLER: -- we look forward to it coming  
23 online.

24 MR. SACHTLEBEN: Thank you, sir.

25 CHAIRPERSON HOOD: Okay. Any other questions

1 up here? Okay, does ANC 3D have any questions? You  
2 have any cross? Questions? Okay. Okay. Yeah,  
3 we're coming to your statements.

4 Does ANC 2E have any -- okay.

5 And the students, the party in support, you  
6 have any cross-examination?

7 [No audible response.]

8 CHAIRPERSON HOOD: Okay. All right. Let's  
9 go to the Office of Planning and the District  
10 Department of Transportation.

11 MS. FOTHERGILL: Good evening, Chairman Hood  
12 and members of the Commission. I'm Ann Fothergill  
13 with the Office of Planning and OP rests on the  
14 record in support of the application. And I also  
15 wanted to convey that DOEE also reviewed and supports  
16 the project and they asked us to convey that to you.  
17 And I'm happy to take any questions.

18 CHAIRPERSON HOOD: Okay. Thank you. Ms.  
19 Chamberlin.

20 MS. CHAMBERLIN: Good evening. I guess DDOT  
21 will also rest on the record, slightly. We're very  
22 happy that they've made the modifications. But just  
23 to put on the record, we're okay with what they've  
24 proposed, but we do feel that it was a missed  
25 opportunity to have that stop located on the north

1 side. We understand that it's because they are  
2 unable to move the oncology patients from that  
3 location, and I guess our understanding is, I guess  
4 if it's an electric bus, maybe that would be okay to  
5 have the bus turnaround by the oncology center and it  
6 was just a missed opportunity to get an actual mode-  
7 shift change within the two years. So, that's it.  
8 Thank you.

9 CHAIRPERSON HOOD: Okay. Let's see, we have  
10 any questions or comments up here, or either agency?

11 Okay. Does the applicant have any questions  
12 or comments?

13 MR. GLASGOW: No questions.

14 CHAIRPERSON HOOD: Okay. Does ANC 3D have  
15 any questions or comments?

16 UNIDENTIFIED SPEAKER: No, Your Honor.

17 CHAIRPERSON HOOD: Okay. Your Honor? I've  
18 been -- I need you to come down more often.

19 Does ANC 2D have any questions or comments of  
20 Office of Planning or DDOT?

21 [No audible response.]

22 CHAIRPERSON HOOD: Okay. And the students?

23 [No audible response.]

24 CHAIRPERSON HOOD: Okay. All right. Let's  
25 go to the ANC's report. I would just ask that both

1 ANC representatives come up at the same time.

2 [Pause.]

3 CHAIRPERSON HOOD: Okay, I'll let whoever  
4 wants to go first, go first, and let you all to make  
5 that decision.

6 MR. GIBBONS: Joe Gibbons.

7 CHAIRPERSON HOOD: Let me do this first,  
8 though, let me do the waiver. I did read that.  
9 Thank you for reminding me, Ms. Schellin.

10 ANC 3D, needs to waive any objections?  
11 Because they told us it would come in on today. All  
12 right. So, no objections.

13 All right. You may begin.

14 MR. GIBBONS: Thank you. Joe Gibbons, ANC 2E  
15 Chair of Georgetown, Burleith, and Hillandale.

16 At our last ANC 2E meeting we strongly  
17 reaffirmed our support for MedStar's further  
18 processing relating to the proposed updates to the  
19 current hospital and other improvements to the on-  
20 campus area adjacent to the hospital in the northern  
21 part of the university's campus.

22 We believe that plans for a moderate medical  
23 facility on this site are welcome and appropriate,  
24 and that the community's interest in the traffic  
25 reduction and the green interactive space at the



1 northern end of the campus are advanced by MedStar's  
2 proposal. As the LGB liaison for ANC 2E, ANC 2E is  
3 constantly involved in any current changes and  
4 proposed changes, and MedStar has always kept us in  
5 the loop and involved us, and we appreciate MedStar's  
6 cooperation.

7           Furthermore, ANC 2E and the community are  
8 closely working with the Georgetown Community  
9 Partnership, which I'm a part of personally, and the  
10 Transportation Parking Committee, to manage current  
11 issues. And we applaud that the construction  
12 management plan was endorsed by MedStar and helped,  
13 and so the community welcomes and appreciates  
14 MedStar's help. Thank you.

15           CHAIRPERSON HOOD: Thank you. Next.

16           MR. DeWITTE: Chairman Hood and members of  
17 the Zoning Commission, my name is Conrad DeWitte, and  
18 I am the recently reelected commissioner for ANC 3D-  
19 09.

20           As is relevant tonight, ANC 3D includes,  
21 among others, the neighborhoods of Palisades and  
22 Foxhall. And my single-member district includes  
23 portions of both Palisades and Foxhall.

24           For the last two and a half years I have been  
25 ANC 3D's representative to the GCP Steering Committee

1 and have participated extensively in the  
2 Transportation and Parking Working Group. I  
3 represent all neighborhoods within ANC 3D at the GCP  
4 in my capacity as ANC 3D representative.

5 ANC Chairman, Steven Gardner, delegated to me  
6 the responsibility to represent the ANC tonight at  
7 this hearing. And in that capacity, I'm happy to  
8 report that last night ANC 3D voted overwhelmingly to  
9 support MedStar's further processing application.  
10 ANC 3D, by leave of the Zoning Commission, filed its  
11 resolution in support this morning via e-mail.

12 I'd like to thank MedStar for its thorough  
13 and thoughtful presentation discussing in detail, all  
14 the issues regarding its proposed truck groups to be  
15 utilized during construction. These roots, which  
16 were developed in consultation with the  
17 Transportation and Parking Working Group, are of  
18 great concern to impacted residents within ANC 3D,  
19 because the roots will utilize almost exclusively,  
20 streets in the Palisades and Foxhall for the duration  
21 of the project.

22 In particular, I wish to highlight several  
23 commitments that MedStar confirmed in last night's  
24 presentation that were important in securing the  
25 overwhelming support of ANC 3D. First, MedStar

1 confirmed that as it uses Reservoir Road, Foxhall  
2 Road, McArthur Boulevard, Arizona Avenue, and Canal  
3 Road as exit routes for hauling and delivery vehicles  
4 leaving the construction site, MedStar shall employ  
5 flaggers at impacted intersections along those  
6 streets as necessary to minimize the impact of the  
7 hauling and delivery vehicles on other traffic, as  
8 well as to promote safety.

9           Second, MedStar acknowledged that there are a  
10 number of schools along the proposed truck exit  
11 routes, and that the speed limit for school zones  
12 during specified hours is 15 miles an hour. MedStar  
13 confirmed that it will continually inform its drivers  
14 of the absolute need to obey posted speed limits in  
15 these school zones.

16           In addition, MedStar agreed that it will, if  
17 requested by ANC 3D, post flaggers at the school  
18 zones to ensure safety and compliance.

19           Finally, MedStar has confirmed that traffic  
20 congestion will be a standing agenda item for  
21 discussion at the bi-weekly community meetings to be  
22 held as part of the construction management plan in  
23 order to address any unforeseen issues as  
24 construction progresses.

25           The community recognizes that truck traffic

1 will have an impact on traffic flow within ANC 3D for  
2 the duration of this project. But, MedStar's  
3 excellent construction management plan, as well as  
4 the explanations, clarifications, and assurances  
5 provided at last night's meeting, led to ANC 3D's  
6 overwhelming vote in support of the further  
7 processing application.

8 But, overwhelming support is not the same as  
9 unanimous support. More often than not, in many  
10 settings, unanimity is impossible to achieve for a  
11 variety of reasons. The entire point of the GCP is  
12 to provide a mechanism for people of good will to  
13 come together in good faith in order to arrive at  
14 good solutions that work for everyone.

15 Note that I didn't say, perfect solutions.  
16 Everyone knows that nothing in this world is perfect,  
17 and we must not let the perfect become the enemy of  
18 the good. The GCP's -- excuse me. The GCP's door of  
19 cooperative engagement is wide open, but one must  
20 walk through it in good faith, setting aside  
21 parochial interests and knowing that a good solution  
22 is one that must work for the entire community.

23 As set forth in its presentation last night,  
24 MedStar proposed truck routes that reflect the  
25 reality of constructing a modern medical facility at

1 a site located in a very constrained residential  
2 area. It was a tough vote, but we got it.

3 In conclusion, ANC 3D supports MedStar's  
4 further processing application. Our vote is a clear  
5 statement that ANC 3D is a reliable partner that  
6 values cooperatively working within the GCP to  
7 develop plans that will meet the needs of the  
8 community, surrounding the university for the benefit  
9 of the District of Columbia as a whole. I welcome  
10 any questions. Thank you.

11 CHAIRPERSON HOOD: Okay. I want to thank you  
12 both, and I will tell you that sometimes there is  
13 some -- you never get unanimous. Sometimes I come  
14 here and I think it's going to be unanimous, and I  
15 just never know what's going to happen. So, I  
16 appreciate the passion and the effort that you both  
17 put into community work, and as well as both your  
18 ANCs.

19 You know, what I've realized over the years,  
20 sometimes when you have good debate, you come up with  
21 a better project. And as much as sometimes I  
22 disagree with the guys up here and then when  
23 something is built, I've been here long enough to see  
24 stuff get built and I say, you know, maybe Mr. Parson  
25 or Peter was right. Maybe I should have kept my

1 mouth closed a little longer.

2           So, I just appreciate all the passion, all  
3 the hard work that both of you all do, and as well as  
4 your commissioners. You can take that back.

5           Let me open it up to any questions or  
6 comments. Anybody? Vice Chair Miller?

7           MR. MILLER: No, I just wanted to thank the  
8 ANCs for all of your hard work on this and appreciate  
9 your comment about not letting the perfect be the  
10 enemy of the good. I think about that a lot when  
11 we're up here.

12           What was the vote at the ANC?

13           MR. DeWITTE: It turned out to be six-one,  
14 which was surprising. I was very happy.

15           MR. MILLER: Okay. And 2E's was unanimous,  
16 right? Thank you.

17           CHAIRPERSON HOOD: Any other questions or  
18 comments?

19           Okay, let's see if the applicant has any  
20 cross.

21           [No audible response.]

22           CHAIRPERSON HOOD: Okay. Does the students  
23 have any cross?

24           [No audible response.]

25           CHAIRPERSON HOOD: Okay, want to thank you

1 both. We appreciate all the work that you -- both of  
2 your ANCs do.

3 Let's go to the party in -- party in support.  
4 Party in opposition. Let's go to the party in  
5 support, the students, if you can come forward?

6 I see a guy in the audience. I think I know  
7 was -- Mayor Gray's Chief of Staff. Is that who that  
8 is, or my glasses -- okay. Is that Chris, or my  
9 glasses are fog -- just having fun.

10 Okay, you may begin. Turn your mic on.

11 MR. MACK: There we go. Good evening,  
12 everyone. My name is Kamar Mack, here to speak on  
13 behalf of the Georgetown University Student  
14 Association, where I currently serve as president.

15 I want to start off by thanking Chairman  
16 Hood, Vice Chairman Miller, and the entire Zoning  
17 Commission for the opportunity to speak here in full  
18 support of MedStar Georgetown University Hospital's  
19 further processing application.

20 In reference to the construction of MedStar's  
21 surgical pavilion, the most significant concerns from  
22 a student perspective included noise, dust,  
23 accessibility, and safety.

24 Fortunately, in the process of finalizing  
25 their construction management plan, MedStar





1 MedStar to their commitment to following through on  
2 these policies, and even shifting original language  
3 indicating that best efforts will be put forward to  
4 minimizing noise, to now expressing that they will  
5 minimize noise during quiet hours.

6           The Georgetown Community Partnership has  
7 provided a great forum for GUSSA to discuss all of  
8 these topics. And in my opinion, MedStar has created  
9 a fantastic construction management plan that  
10 addresses all of our concerns to the best of their  
11 ability. And with that, I recommend passage of their  
12 further processing application. Thank you.

13           CHAIRPERSON HOOD: Thank you. We appreciate  
14 the students' involvement, and all the hard work that  
15 you all do. Okay? And I'm glad you all were a part  
16 of it. That's important.

17           Okay, let's open it up. Any questions?  
18 Okay. All right. Application -- no questions.  
19 Okay. ANC 3D, any questions? ANC 2A? Did I say --  
20 is it 2A?

21           UNIDENTIFIED SPEAKER: It's 2E.

22           CHAIRPERSON HOOD: 2E. Okay. 2E. Okay,  
23 respond to all. Oh, okay. Great. All right. Thank  
24 you very much. We appreciate it.

25           MR. MACK: Thank you.

1           CHAIRPERSON HOOD: Okay. Let's go to persons  
2 in support. I see we have Nan Bell from Burleith  
3 Citizen's Association, Jennifer Romm. You can come  
4 forward. Citizen's Association of Georgetown. And  
5 Christine Janeen, Jannen (phonetic), Krestis West  
6 Home proponent.

7           Is there anyone else who would like to  
8 testify in support? You can come forward. Our  
9 former commissioner. Yeah, he can come forward.  
10 Okay.

11           All right. So, we're going to start. Anyone  
12 else who would like to come forward in support?

13           Okay, we're going to start with the young  
14 lady to my left. You may begin.

15           MS. BELL: Me?

16           CHAIRPERSON HOOD: Yes, you.

17           MS. BELL: I'm to your left, yes. Thank you.

18           Chairman Hood and Commissioners, thank you  
19 for the opportunity to testify here today. I am Nan  
20 Bell, Vice President of the Burleith Citizen's  
21 Association. I am pleased to speak in support of the  
22 MedStar Georgetown University Hospital request for  
23 further processing of the Georgetown University  
24 Campus Plan. For the past several years I have  
25 represented the community of Burleith on the

1 Georgetown Community Partnership Steering Committee.  
2 In that role I became informed about the Georgetown  
3 University Campus Plan and testified on behalf of  
4 that 20-year effort at the Zoning Commission hearing  
5 on December 1, 2016.

6 In addition, I have become familiar with the  
7 master planning process with MedStar Georgetown  
8 University Hospital's need for a new hospital  
9 pavilion and related request for further processing  
10 of the GU Campus Plan. I strongly support this  
11 request.

12 The need for an updated hospital is great,  
13 and MedStar GU Hospital has sought and won approvals  
14 for its plans from its partners in the surrounding  
15 communities, the fine arts groups, OGB and CFA,  
16 Georgetown University leaders and students.

17 As you know, the proposed new hospital will  
18 contribute importantly to the current and future  
19 healthcare needs in the city and in the surrounding  
20 community by creating 156 private rooms, 32 larger  
21 operating rooms, 32 new intensive care units, and a  
22 new emergency department.

23 I believe that the MGUH construction  
24 management agreement is strong, very strong, and  
25 responsive to the neighborhood's needs. The

1 construction of the pavilion, which will begin in  
2 2018 and last several years, requires management that  
3 avoids unnecessary noise, contaminants, dust, and  
4 traffic that adversely affect the quality of life in  
5 the area, including of course, Burleith.

6 I am pleased the construction plan addresses  
7 these matters well and thoughtfully. I also believe  
8 that any issues that could arise in the course of  
9 construction, any other issues that could arise in  
10 the course of construction can be addressed  
11 thoughtfully through the GCP, and as a result of a  
12 positive relationship that exists between the  
13 hospital and its partners on the Steering Committee.

14 This collegial relationship is at the core of  
15 the CMA, which among other matters, addresses issues  
16 with traffic safety and congestion. As a specific  
17 example of the hospital's willingness to work closely  
18 with the communities and address our specific traffic  
19 congestion concerns, the MGUH helped the residents of  
20 Burleith ensure that hospital exit 1 of Reservoir  
21 Road, would not align with 38th Street, at least  
22 directly into the Burleith neighborhood. I applaud  
23 and am grateful for the cooperation that led to this  
24 outcome.

25 MGUH has proven itself to be an eager

1 partner, and I'll look forward to the continuation of  
2 this important relationship and ensuing dialog in the  
3 coming years. Thank you.

4 CHAIRPERSON HOOD: Okay, thank you. Next?

5 MS. ROMM: Is this on already?

6 CHAIRPERSON HOOD: Oh, yes.

7 MS. ROMM: Hi. I'm Jennifer Romm, the Vice  
8 President of the Citizen's Association of Georgetown,  
9 the oldest civic association in Washington. We  
10 represent over 1,400 households in the community. I  
11 also serve as CAG's representative to the Georgetown  
12 Community Partnership.

13 I'm pleased to report that the GCP has once  
14 again proved to be an excellent vehicle for consensus  
15 negotiations. All parties have come together and  
16 agreed that this application is worthy of the  
17 Commission's approval. The new and modern surgical  
18 pavilion will substantially benefit the community.  
19 Its design will transform the northern end of campus,  
20 creating open green space.

21 MedStar has listened to our concerns, and we  
22 are confident that they will be able to mitigate  
23 impacts of traffic and parking, as well as mitigate  
24 noise from helicopters and ambulances. And their  
25 construction management plan will minimize noise and

1 disruption during the multi-year construction period.

2 CAG feels confident that this project is  
3 ready to move forward and we urge the Commission to  
4 approve the MedStar application. Thank you.

5 CHAIRPERSON HOOD: Thank you. Next.

6 MR. LEWIS: Good evening. I'm Ron Lewis and  
7 while I've retired from ANC 2E, I've carried on as  
8 the community's co-chair of the Georgetown Community  
9 Partnership. And I simply want to say tonight, I'm  
10 glad it's being taken resting on the record. I think  
11 that's appropriate.

12 The GCP continues to work really well. All  
13 of the parties really understand that it's in  
14 everybody's interest to state their needs and listen  
15 to everybody else's needs, and that's the way you  
16 come out with solutions that work for everyone. And  
17 that's been done. MedStar has done that here. We  
18 have done that here, and I'm very happy to say that.

19 On one small note, I'm pleased. I think I'm  
20 reading DDOT correctly that there are no disputed  
21 items at this point. And I think that's very  
22 appropriate on the northern bus, internal bus  
23 turnaround. That is important. But it does have to  
24 wait in the interim proposal to strengthen the  
25 shuttle service, is a good one and we support that.

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1           So, thank you very much. I'm always happy to  
2 be here on a night like this.

3           CHAIRPERSON HOOD: Great. Don Edwards.

4           MR. EDWARDS: Good evening, Chairman Hood and  
5 Commissioners. I'm Don Edwards, CEO of Justice and  
6 Sustainability Associates. And for the past four  
7 years I've served as the lead facilitator of the  
8 Georgetown Community Partnership. And in that  
9 capacity I've helped to reach and negotiate the  
10 agreements that are underlying in the further  
11 processing application you have before you.

12           Without fear of contradiction, I'd like to  
13 state the following. You now have the third  
14 consecutive consensus based development plan related  
15 to further development of Georgetown University's  
16 main campus that has been submitted to you in the  
17 past five years.

18           Two, the plan submitted is a result of a  
19 plethora of multi-party side agreements that were  
20 conscientiously and conspicuously crafted by the  
21 people that are here before you, and their  
22 colleagues. And three, there is more hard-won  
23 consensus based agreement captured in this plan than  
24 the Georgetown Campus Plan of 2012 or 2017. No party  
25 won everything it wanted, but every party won as much

1 as it needed to stay at the table and produce an  
2 implementable and satisfying plan.

3           In the past, I have testified before you as  
4 to my view of some of the bedrock concepts of  
5 consensus based alternative dispute resolution. One  
6 concept is that reason precedes agreement. In my  
7 view, the plan I asked you to approve tonight is the  
8 result of what can be achieved by the steady  
9 emergence and evolution of reasoned thinking and  
10 rational behaviors.

11           I want to conclude by stating that I think  
12 it's clear that a new civic dynamic has taken root in  
13 a unique part of the city. People who were alienated  
14 opponents just six years ago are now committed  
15 partners in the creation of a more diverse,  
16 inclusive, collaborative, civil, just, and  
17 sustainable community of shared interests.

18           I started on this road in 2013 or '14 at a  
19 breakfast meeting with Chris Augustine and Ken Samet,  
20 CEO of MedStar Health Systems. I also recall a  
21 meeting where Jack DeGioia, Georgetown's president,  
22 Ken, and their board chairs met to begin to arrive at  
23 this point tonight. At this moment, I'm also  
24 recalling the many conversations with Dr. Joy Drass  
25 and my colleague, Ron Lewis beside me here. And



1 through it all there has been the steadying influence  
2 of Regina Knox Woods at MedStar and Robin Morey of  
3 Georgetown. And all of the participants in the  
4 Georgetown Community Partnership since 2012.

5 Commissioners, your approval tonight will  
6 deliver a well-deserved trifecta to these parties.  
7 And I humbly and respectfully urge you to do so.

8 CHAIRPERSON HOOD: Okay. Thank you very  
9 much. Any questions or comments up here?

10 Not seeing any, does the applicant have any  
11 cross? Does the ANC -- what is it? I'm going to say  
12 2A again. I'm going to start with 2E have any cross?  
13 And 3D?

14 [No audible response.]

15 CHAIRPERSON HOOD: Do the students?

16 [No audible response.]

17 CHAIRPERSON HOOD: Okay. All right. So,  
18 thank you all very much.

19 Now, do we have any persons who are here --  
20 or organizations or persons who are here in  
21 opposition?

22 Okay, Mr. Glasgow, I don't think we have any  
23 rebuttal. We can just do a closing.

24 MR. TURNBULL: Mr. Chair, I wonder -- can't  
25 let the architect go. I mean, it's too easy. We've

1 got to ask him at least one question.

2 CHAIRPERSON HOOD: Okay.

3 MR. TURNBULL: So, I wonder if Mr. Baranes  
4 could come back. Can't let him go.

5 We just happened to go through the samples.

6 MR. BARANES: Yes.

7 MR. TURNBULL: This interesting sample, is  
8 this just as a sample for terra cotta or --

9 MR. BARANES: Yes. Actually, the color is a  
10 little bit duller, or a little bit grayer than the  
11 terra cotta that actually we'll be employing.

12 MR. TURNBULL: I had this strange feeling  
13 that you were using these bricks in the wall like  
14 this.

15 MR. BARANES: Those are the fins.

16 MR. TURNBULL: Yeah, the fins that come out.

17 MR. BARANES: Yes.

18 MR. TURNBULL: Because I thought, if this is  
19 in a horizontal wall, God, Shalom Baranes is really  
20 getting creative here and I said, maybe it's got  
21 something to do with germs and biology and something  
22 and I --

23 MR. BARANES: You know, that hadn't occurred  
24 to us. Maybe we should reconsider.

25 MR. TURNBULL: Okay. All right. Thank you.

1 MR. BARANES: Sure.

2 CHAIRPERSON HOOD: Okay, you have any  
3 closing?

4 MR. GLASGOW: Yes, sir, we do. Obviously  
5 this is a very very important project and our time  
6 frame is critical. And so, we would like to have a  
7 bench decision this evening so that we can move  
8 forward as expeditiously as possible.

9 CHAIRPERSON HOOD: Okay. Thank you. Any  
10 follow-up questions or comments?

11 Okay, I think the record is complete.  
12 Commissioners, what is your pleasure?

13 MR. TURNBULL: I think we should vote.

14 CHAIRPERSON HOOD: Hold on for a second.  
15 Hold on. Oh, I'm sorry. Undeclared. Come on up.  
16 Thank you. I'm still learning the new regulations,  
17 even though I've been here the whole nine years. I  
18 forgot we did put undeclared. Sometimes I wonder why  
19 we did that, but now I see why.

20 Go right ahead.

21 MR. BRAY: Hello. Can you hear me?

22 So, I'm back before you to just remind you --

23 CHAIRPERSON HOOD: Identify yourself.  
24 Identify yourself.

25 MR. BRAY: I'm sorry?

1 CHAIRPERSON HOOD: Identify yourself first.

2 MR. BRAY: Oh, I'm sorry. I'm John Bray. I  
3 live in Foxhall Village, which is across the park  
4 from the university.

5 And I'm back before you because the last time  
6 I was here, the last time we were gathered here, I  
7 expressed my concern about how this development will  
8 affect the border with the park.

9 Chairman Hood, you encouraged Georgetown  
10 University to work with me, or with the community to  
11 address that issue. I don't know that it's been  
12 addressed. I can't find anything in the record about  
13 how this project will affect the border with the  
14 park. If there is information about it, I'd like to  
15 have it. I'd like to take a look at it.

16 Does anyone have any comment about that,  
17 about whether that information has been developed? I  
18 mean, the National Park Service is not here. I  
19 haven't seen anything that they've presented.

20 MR. MAY: Well, I'm here.

21 MR. BRAY: Oh.

22 MR. MAY: I represent the National Park  
23 Service.

24 MR. BRAY: Okay.

25 MR. MAY: We haven't had any -- I mean, there

1 haven't been any issues that have been raised as far  
2 as I know, with my office on it. Have you been in  
3 touch with the National Park Service?

4 MR. BRAY: Yes, and I --

5 MR. MAY: Who with?

6 MR. BRAY: I testified here. I testified.

7 MR. MAY: No, no, no, and specifically in  
8 this, because this is the only night we've heard  
9 testimony on this project, on this component of the  
10 overall campus.

11 So, did you contact somebody with the park  
12 about the surgical pavilion that we're considering  
13 tonight?

14 MR. BRAY: Well, I contacted them about the  
15 campus plan.

16 MR. MAY: Back when it --

17 MR. BRAY: Yes.

18 MR. MAY: Before it was approved?

19 MR. BRAY: Yes.

20 MR. MAY: Right. And that was all taken into  
21 consideration when we approved that. We had feedback  
22 from --

23 MR. BRAY: Right. So, that's what I'm  
24 looking for. What is the -- I'm just not aware of  
25 the consideration that was taken.

1           MR. MAY: I can't remember myself. I mean,  
2 it's been a while --

3           MR. BRAY: Okay.

4           MR. MAY: -- and I only heard it from here.  
5 I was not involved on the other side.

6           So, I mean, perhaps -- actually, Mr.  
7 Avitabile, is it something that you can respond to?

8           MR. AVITABILE: So, to go back in time a  
9 little bit, before we filed the campus plan we had  
10 actually presented the application and specifically  
11 the plans for improving the transportation and  
12 improving the use of entrance 4 to representatives of  
13 the Park Service. I think we met with Doug Jacobs  
14 and might have -- I can't remember who else was in  
15 that meeting, but we met a couple of different times  
16 to go through the project and the representative of  
17 the Park Service didn't have any concerns.

18           This application doesn't change or add to  
19 anything that had already been previously discussed.  
20 All it does is implement what was already approved in  
21 the campus plan, supported by the Park Service to  
22 enhance transportation on the edge of the campus and  
23 throughout the campus.

24           So, I don't think there's anything further  
25 that comes with this application that impacts the

1 park.

2 MR. MAY: All right. I mean, my recollection  
3 -- you know, I know that in the earliest phases of  
4 the discussions of the campus plan, going back to the  
5 one that was -- you know, the previous, the five-year  
6 plan that eventually got approved. Before that there  
7 were --

8 [Timer alarm.]

9 MR. MAY: Do I have to stop now?

10 [Laughter.]

11 MR. MAY: There was discussion of, you know,  
12 routing of shuttle buses back behind the McDonough  
13 Gymnasium and those sorts of questions, and all that  
14 got taken out and the plans were adjusted. And I  
15 don't recall whether in the overall 20-year plan now,  
16 whether there's -- what work is contemplated along  
17 that side of the campus other than you know, I mean,  
18 the Yates Field House is going to go away at some  
19 point, right?

20 MR. AVITABILE: That's right. But there's  
21 nothing else planned along that edge of the campus.  
22 In fact, you may remember when we were last here the  
23 Department of Transportation had suggested enhancing  
24 kind of a pedestrian pathway along that back part of  
25 the campus. We said, we're not touching that.

1 MR. MAY: Right.

2 MR. AVITABILE: We've already settled. There  
3 are other ways to get through the campus. There's no  
4 reason to do anything on the western edge of campus.  
5 It stays as it is.

6 MR. MAY: Right.

7 MR. AVITABILE: And the only development plan  
8 on that part of the campus is the take-down of Yates  
9 and replacement in the future with a new facility.

10 MR. MAY: Right. Yeah, that was my  
11 recollection. So, when that comes along for further  
12 processing, which will be sometime in the next --

13 MR. AVITABILE: Twenty years.

14 MR. MAY: -- 19 and a half years, right,  
15 whatever it is, that -- and maybe I'll be here, but  
16 maybe I won't. A thought that makes me very happy,  
17 actually.

18 No, I'm very happy to be here. Especially on  
19 a night like this.

20 So, do we have any idea when Yates might be  
21 coming back where that fits into the overall plan at  
22 this point?

23 MR. MOREY: So, that is a project that would  
24 then pend largely on philanthropy, and our current  
25 thinking is that as we develop the new campaign for



1 the university, it may be 10 plus years.

2 MR. MAY: Okay. So, I mean, there you have  
3 it. I mean, if you have concerns that you want to  
4 discuss with the Park Service about this, the ship  
5 has kind of sailed on this component of it.

6 MR. BRAY: Well, when you asked if I had  
7 contacted the Park Service, I in fact did because I  
8 was asking about --

9 MR. MAY: So, when? When did you contact?

10 MR. BRAY: May months ago. Some months ago.  
11 And what I was asking them is, what is being done to  
12 protect that northern stretch of road from what I  
13 understand to be an intensifying traffic pattern that  
14 will cross through Gate 4, against the park?

15 MR. MAY: So, that's not what I understand it  
16 to be happening, but maybe again --

17 MR. BRAY: Yeah. See, if that's not what's  
18 happening I would love to hear that because it's not  
19 clear. It's not clear to me from the plan.

20 MR. MAY: Okay. Okay.

21 MR. MOREY: Sure. So, the road that is there  
22 will be fortified and built. It is done respectful  
23 to the current scenic easement agreement that we have  
24 with the Park Service, and in order to address  
25 community concerns in Foxhall, the areas where there



1 MR. AVITABILE: That is true.

2 MR. BRAY: Over the course of this project  
3 and beyond.

4 MR. AVITABILE: Yes, that's been integral  
5 part of the campus plan going back to the beginning  
6 of the planning a couple of years ago. The idea that  
7 the project would balance traffic across the four  
8 gates into the campus from Reservoir Road, which  
9 would overall improve traffic operations along  
10 Reservoir Road and the relationship between the  
11 university and Reservoir Road, there would be some  
12 increase at some entrances, some decrease at other  
13 entrances, but resulting in an overall improvement on  
14 Reservoir Road, and then through the partnership we  
15 discussed the specific measures, like the ones that  
16 Mr. Morey just described to address the fact that  
17 there would be a limited increase in traffic on gate  
18 4.

19 MR. BRAY: Right. So, that's the kind of  
20 thing that I was interested in knowing, when you say  
21 that there will be screening, or whatever you're  
22 planning. It's not clear from the plan, what that  
23 will involve. Will it mean planting a shrub? Will  
24 it mean lowering the level of the road, recessing the  
25 road as you cross down there? So, these are

1 important considerations for people's usage of the  
2 park.

3           And I don't know, for example, if there is  
4 going to be a traffic light that's installed at gate  
5 4. Maybe that's addressed by DDOT. I haven't seen  
6 it.

7           So, at least for the people who are concerned  
8 about the park, and I don't think I'm alone, even  
9 though I'm alone here tonight, these are important  
10 considerations.

11           MR. MAY: So, if I can just interrupt? You  
12 know, I think that a lot of the concerns that you  
13 have, or questions that you have, relate more to the  
14 overall campus plan and how it's executed, than the  
15 specifics of the project tonight. And what I would  
16 suggest at this point is that you work further either  
17 directly with the university, or through the  
18 Georgetown Community Partnership to resolve those  
19 issues. And if you think that they are issues of  
20 concern to the Park Service, please speak directly  
21 with the park staff. I imagine you know how to  
22 contact them since you've contacted them in the past.  
23 And you can always contact Doug Jacobs in the  
24 regional office as well, since he's our -- since, you  
25 know, this is -- these are things that her normally

1 handles within the regional office.

2 So, that's it.

3 MR. BRAY: Thank you. I will do that. It  
4 was part of the campus plan. This discussion was  
5 part of the campus plan. And at the last minute, the  
6 last-minute filing on the part of the MedStar project  
7 was to add -- reincorporate this road, the usage of  
8 this road, into this plan.

9 MR. MAY: Yeah. I didn't get the impression  
10 that it was a last-minute filing, but --

11 MR. BRAY: Well, the filing is there. It's  
12 not --

13 MR. MAY: No, no, I mean, we did get a last-  
14 minute filing, but I think that was present in  
15 earlier filings as well.

16 MR. BRAY: Okay. Well, I've overstayed my  
17 welcome, certainly, and my time definitely. But I  
18 did want to add just one more thing which is, as this  
19 GCP process moves forward, I would certainly  
20 recommend that conspicuous crafting of arrangements  
21 be made more conspicuous so that that process is very  
22 public and transparent, and that whatever is done  
23 there is incorporated publicly into the Department of  
24 Planning's process.

25 MR. MAY: Okay. Thank you.

1 MR. BRAY: Thank you for your time.

2 CHAIRPERSON HOOD: Okay. Thank you. Does  
3 anybody have any cross of the person undeclared?  
4 Okay. Thank you.

5 All right. Did you do your closing?

6 MR. GLASGOW: Yes, I did. Due to our time  
7 constraints and issues facing MedStar, we would like  
8 to get a bench decision this evening.

9 CHAIRPERSON HOOD: Okay. Let me also just  
10 thank Commissioner May and Mr. Avitabile and others  
11 who commented on the gentleman's undeclared concern.

12 Commissioners, I think this is really -- like  
13 I was starting to say, I think this is ripe for us to  
14 go ahead and move forward tonight. It has a lot of  
15 support. And I'm looking at the ANCs, and I know  
16 that these ANCs, I believe if I'm not mistaken, work  
17 very hard in those areas, as well as the students.

18 So, I look at those things and I balance  
19 their support. And I don't take lightly the  
20 undeclared person. But also, I know that those  
21 things didn't need to be worked out. So, and we can  
22 continue to try to work on them so we can all co-  
23 exist. But I will obtain a motion to -- I'm in  
24 support, so I'll obtain a motion either in support of  
25 denial.

1           MR. MILLER: Mr. Chairman, I would be happy  
2 to move that the Zoning Commission approve Zoning  
3 Commission Case 16-18A, MedStar Georgetown University  
4 Hospital, further processing of a campus plan to  
5 construct a surgical pavilion building at 3800  
6 Reservoir Road Northwest, Square 1321, Lots 824, 825,  
7 826, and 833, and ask for a second.

8           MR. MAY: Second.

9           CHAIRPERSON HOOD: It's been moved and  
10 properly seconded. Any further discussion?

11           [Vote taken.]

12           CHAIRPERSON HOOD: Ms. Schellin, would you  
13 record the vote?

14           MS. SCHELLIN: Yes. Staff records the vote  
15 four, to zero, to one to approve final action in  
16 Zoning Commission Case No. 16-18A. Commissioner  
17 Miller moving, Commissioner Turnbull seconding,  
18 Commissioners Hood -- I'm sorry, Commissioner May  
19 seconding, Commissioners Hood and Turnbull in  
20 support. Commissioner Shapiro not present, not  
21 voting.

22           If we could get a draft order? Say, by June  
23 22nd? Thank you.

24           CHAIRPERSON HOOD: Ms. Schellin, do we have  
25 anything else?

1 MS. SCHELLIN: Nothing else.

2 CHAIRPERSON HOOD: Okay. I want to thank  
3 everyone for their participation tonight and this  
4 hearing is adjourned.

5 [Whereupon, the hearing adjourned at 7:22  
6 p.m.]

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