

GOVERNMENT
OF
THE DISTRICT OF COLUMBIA

+ + + + +

ZONING COMMISSION

+ + + + +

PUBLIC HEARING

+ + + + +

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IN THE MATTER OF: :

THE GEORGE WASHINGTON UNIVERSITY : :

FOGGY BOTTOM CAMPUS: SECOND-STAGE : Case No.

PUD AND FURTHER PROCESSING OF AN : 06-11B/

APPROVED CAMPUS PLAN FOR : 06-12B

SQUARE 55, LOTS 28 AND 857 : :

----- :

Thursday,
March 24, 2011

The Public Hearing of Case No. 06 - 11B/06-12B by the District of Columbia Zoning Commission convened at 6:30 p.m. in the Office of Zoning Hearing Room at 441 4th Street, N.W., Washington, D.C., 20001, Anthony J. Hood, Chairman, presiding.

ZONING COMMISSION MEMBERS PRESENT:

- ANTHONY J. HOOD, Chairman
- KONRAD W. SCHLATER, Vice Chairman
- GREG M. SELFRIDGE, JR., Commissioner
- MICHAEL G. TURNBULL, FAIA, Commissioner (OAC)

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PETER MAY, Commissioner (NPS)

OFFICE OF ZONING STAFF PRESENT:

SHARON S. SCHELLIN, Secretary
DONNA HANOUSEK, Zoning Specialist

OFFICE OF PLANNING STAFF PRESENT:

JENNIFER STEINGASSER, Deputy Director ,
Development Review & Historic
Preservation
ARLOVA JACKSON

DISTRICT DEPARTMENT OF TRANSPORTATION STAFF
PRESENT:

KARINA RICKS, Associate Director
JEFF JENNINGS

The transcript constitutes the minutes
from the Public Hearing held on March 24,
2011.

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

2 6:30 p.m.

3 CHAIRMAN HOOD: Good evening,
4 ladies and gentlemen. This is a public
5 hearing of the Zoning Commission of the
6 District of Columbia for Thursday, March 24,
7 2011.

8 My name is Anthony Hood. Joining
9 me are Vice Chairman Konrad Schlatter,
10 Commissioner Greg Selfridge, Commissioner
11 Peter May, and Commissioner Mike Turnbull.

12 We are also joined by the Office
13 of Zoning staff Ms. Sharon Schellin and Ms.
14 Donna Hanousek. Also, the Office of Planning
15 staff Ms. Steingasser and Ms. Jackson.

16 This proceeding is being recorded
17 by a court reporter and is also Webcast live.

18 Accordingly, we must ask that you refrain
19 from any disruptive noises or actions in the
20 hearing room.

21 The subject of this evening's
22 hearing is Zoning Commission Case No. 06-

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1 11B/06-12B. This is a request by George
2 Washington University for approval of a
3 second-stage PUD and further processing of a
4 campus plan in Square 55.

5 Notice of today's hearing was
6 published in the DC Register on January 28,
7 2011. Copies of that announcement are
8 available to my left on the wall near the
9 door.

10 The hearing will be conducted in
11 accordance with the provisions of 11 DCMR 3022
12 as follows: preliminary matters, applicant's
13 case, report of the Office of Planning, report
14 of other government agencies, report of ANC
15 2A, organizations and persons in support,
16 organizations and persons in opposition,
17 rebuttal, and closing by the applicant.

18 The following time constraints
19 will be maintained in this meeting: the
20 applicant, 60 minutes; organizations, 5
21 minutes; individuals, 3 minutes.

22 The Commission intends to adhere

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1 to the time limits as strictly as possible in
2 order to hear the case in a reasonable period
3 of time.

4 All persons appearing before the
5 Commission are to fill out two witness cards.

6 These cards are located to my left on the
7 table near the door. Upon coming forward to
8 speak to the Commission, please give both
9 cards to the reporter sitting to my right
10 before taking a seat at the table.

11 When presenting to the Commission,
12 please turn on and speak into the microphone,
13 first stating your name and home address.
14 When you are finished speaking, please turn
15 your microphone off so that your microphone is
16 no longer picking up sound or background
17 noise.

18 The decision of the Commission in
19 this case must be based exclusively on the
20 public record. To avoid any appearance of the
21 contrary, the Commission requests that persons
22 present not engage the members of the

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1 Commission in conversation during any recess
2 or at any time. The staff will be available
3 throughout the hearing to discuss procedural
4 questions.

5 Please turn off all beepers and
6 cell phones at this time so as not to disrupt
7 these proceedings.

8 Would all individuals wishing to
9 testify please rise to take the oath?

10 Ms. Schellin, would you please
11 administer the oath?

12 MS. SCHELLIN: Yes.

13 (Witnesses sworn.)

14 MS. SCHELLIN: Thank you.

15 CHAIRMAN HOOD: Thank you.

16 At this time, the Commission will
17 consider any preliminary matters.

18 Does the staff have any
19 preliminary matters?

20 MS. SCHELLIN: No, sir. Other
21 than the applicant has submitted their
22 affidavit of maintenance. It is in order.

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1 I believe they have some expert
2 witnesses they'd like to submit. And there is
3 one request for party status in oppo sition
4 from the West End Citizens Association.

5 CHAIRMAN HOOD: Before we do the
6 proffered expert witnesses, let's take up the
7 request for party status in opposition.

8 Commissioners, that's our Exhibit
9 19. They spell out the reason, specifically
10 in 6. This is a party in opposition.

11 Mr. Avitabile, do you have any
12 problems with it if we --

13 MR. AVITABILE: Not at all.

14 CHAIRMAN HOOD: Commis sioners,
15 this is West End Citizens Association. Any
16 problems with them being party status?

17 Okay. So Ms. Kahlow, you'll be
18 representing West End Citizens -- and Ms.
19 Maddux, I'm sorry -- West End Citizens
20 Association, our party in opposition.

21 Okay. Let's begin.

22 MR. AVITABILE: Before we g et

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1 started I wanted to ju st do -- we have two
2 individuals we would like to proffer as
3 experts as part of our direct presentation.

4 One of them you've seen before,
5 Jami Milanovich, as an expert in the field of
6 traffic engineering.

7 The other, Craig Spangler, is from
8 the architecture firm of Ballinger. I don't
9 believe he's appeared before this Comm ission
10 before, but his resumΛ was in our supplemental
11 submission. I believe it's pretty detailed
12 and speaks for itself. He's available here if
13 you have questions.

14 CHAIRMAN HOOD: Thank you, Mr.
15 Avitabile.

16 Commissioners, we've seen Ms.
17 Milanovich a number of times. We've accepted
18 her previously.

19 Mr. Spangler's resumΛ is behind
20 Section E in the prehearing submission.

21 Any comments, any reservations?
22 Are we fine with it? Anybody need additional

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1 time?

2 Okay. So we're fine?

3 So we will do that and we are
4 ready to proceed. Who he's proffered as an
5 expert, everyone.

6 MR. AVITABILE: Thank you.

7 Good evening, Chairman Hood and
8 members of the Zoning Commission. We are here
9 tonight to present GW's second development in
10 its approved Foggy Bottom Campus Plan.

11 As you all know, the current
12 campus plan was approved by the Zoning
13 Commission in 2007 and affirmed by the DC
14 Court of Appeals in 2009. Development of the
15 campus plan is governed by a campuswide PUD
16 that was approved in conjunction with the
17 campus plan.

18 The goal of the campus plan PUD
19 was for GW to grow up and not out within the
20 boundaries of its campus. Pursuant to this
21 goal, 16 development sites were identified on
22 campus.

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1 The PUD also identified the
2 permitted height, development, and lot
3 occupancy for each site, which is to be
4 reviewed and approved as a second-stage PUD.

5 Many of these development sites
6 are located along 22nd Street in the heart of
7 the campus. To facilitate GW's goal of
8 growing up within its campus core, the
9 Commission approved rezonings for many of
10 these development sites.

11 The property that is the subject
12 of this evening's hearing is one of those core
13 development sites in the heart of the campus.

14 The PUD site extends along the
15 entire block of 22nd Street, between I Street
16 and H Street, and also fronts on all other
17 streets in the square. It is just south of
18 the soon-to-be-completed Square 54 PUD mixed-
19 use development and is just southeast of the
20 Foggy Bottom-GWU Metrorail station.

21 The PUD site is currently the site
22 of two buildings, including the university's

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1 parking garage which is a multistory
2 aboveground parking structure. The campus
3 plan PUD called for the demolition of these
4 two structures and redevelopment of this site
5 into a new academic/administrative building.

6 The campus plan PUD permits a
7 height of up to 110 feet, a gross floor area
8 of over 400,000 square feet, and a lot
9 occupancy of 90 percent for the site.

10 To facilitate the development of
11 this strategic parcel, the campus plan PUD
12 rezoned the PUD site to the C-3-C Zone
13 District.

14 Given the strategic location of
15 this site at the heart of the campus, with the
16 Medical Center and the hospital to the west
17 and the academic center to the east, GW has
18 selected this site as the future home for its
19 Science and Engineering Complex.

20 We will now turn the presentation
21 over to Dr. Steven Lerman, the university's
22 provost, who will explain why this science

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1 complex is critical to GW's academic mission.

2 MR. LERMAN: Thank you.

3 It's a pleasure to explain the
4 motivation for this building and its relevant
5 importance to George Washington University in
6 expanding science and engineering on our
7 campus.

8 This project is intended not to
9 grow the number of students in science and
10 engineering, but rather to bring the amount of
11 space per student and per faculty member into
12 a much more competitive position.

13 Historically, GW has had much more
14 limited space for science and engineering per
15 student than most of the premier institutions.

16 This building will transform that situation
17 and enable a new generation of students and
18 researchers to advance to state-of-the-art
19 both in engineering, applied science, and
20 basic sciences.

21 One of the principal things we are
22 accomplishing in this building is to colocate

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1 all the engineering and many of the physical
2 and biological sciences together, and to
3 collocate our teaching facilities with our
4 research facilities. This will allow us to
5 achieve a degree of interaction and
6 interdisciplinarity in our work that has not
7 been achievable to date.

8 So in addition to providing world-
9 class facilities at a scale we've been unable
10 to have for our students and faculty, we'll
11 bring them together in ways that we think will
12 foster a brand new era in research.

13 I come to GW from 35 years at MIT,
14 where interdisciplinary scientific and
15 engineering research has a long and great
16 history.

17 One of the things I can comment is
18 this building will make this region a magnet
19 for new science and engineering scholars in a
20 way that I don't think would be achievable
21 without the building in place.

22 By locating existing departments

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1 in the School of Engineering we'll be able to
2 bring together physics, biology, chemistry,
3 along with our complete range of engineering
4 departments. The co-location disciplines
5 under a single roof is expected to foster a
6 unique teaching and research environment that
7 will make GW a world -class institution in
8 those fields.

9 The typical floors will contain a
10 combination of research and teaching
11 facilities, weaving them together in a way
12 that brings our students and faculty together
13 not just on the teaching of knowledge but the
14 advancement of knowledge.

15 Typical floors will contain
16 research and teaching laboratories, which
17 we've centered around shared student work
18 spaces, and teamwork rooms that will be in the
19 core center of each floor.

20 The faculty offices will be
21 dispersed on each floor in order to facilitate
22 and increase student-faculty contact.

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1 The SEC is also positioned to
2 foster collaborations with The George
3 Washington University Medical Center, which is
4 immediately adjacent to this site. The
5 Medical Center is an internationally
6 recognized interdisciplinary academic research
7 center that has been providing leading health
8 care and instruction in the Washington area
9 since 1825.

10 As the building's use evolves, we
11 expect medical engineering and scientific
12 research to become fused in various
13 interdisciplinary teams that will uncover new
14 knowledge, advance the state of treatment, and
15 enable us to provide new therapies and new
16 medications that should ultimately yield
17 tremendous results for humanity and the United
18 States.

19 With that, I'd like to explain one
20 last time the integral importance of this
21 building to engineering and science at GW.

22 GW has emerged as one of the

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1 nation's leading universities, but it has been
2 a long time since it's been able to enhance
3 and improve its scientific and engineering
4 facilities. This building will provide a
5 unique opportunity not just to enhance the
6 facilities but to bring people together in new
7 modes of collaboration.

8 MS. O'NEIL KNIGHT: Good evening,
9 Chairman Hood and members of the Commission.
10 My name is Alicia O'Neil Knight and I'm the
11 Senior Associate Vice President for Operations
12 at GW.

13 As Provost Lerman shared with you,
14 this project will be transformational to the
15 science and engineering enterprises at GW, and
16 will help enhance GW's profile as a world
17 leader in both education and research.

18 In addition, this project will
19 also transform our campus physically. It will
20 replace a gymnasium building on 23rd Street as
21 well as the University Parking Garage shown
22 here with a new, state-of-the-art science and

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1 engineering building.

2 The building will position GW as a
3 leader in interdisciplinary teaching and
4 research and at the cutting edge of discovery.

5 Later this evening the Commission
6 will hear from some of the faculty and
7 students who will have the opportunity to
8 benefit from this building. I look forward to
9 their sharing with you what this building will
10 truly mean to them as members of our GW
11 community.

12 With respect to the physical
13 elements of the building, because the project
14 fronts on all four surrounding streets it
15 provides a remarkable opportunity to improve
16 the pedestrian experience on this square.

17 The ground floor has been largely
18 designed as a public space anchored by a large
19 common area at the center, and surrounded by
20 teaching laboratories and a high bay, all
21 visible from the building's exterior. This
22 will add to the vibrancy of the pedestrian

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1 experience and also put science and
2 engineering on display.

3 Additionally, the campus will
4 offer 3,000 square feet of retail space along
5 I Street that will complement the new retail
6 venues at Square 54 and begin the
7 implementation of a retail corridor.

8 As we move forward, GW is excited
9 to transform the physical appearance of our
10 campus at this key location in the core at the
11 crossroads of our School of Engineering,
12 Columbian College of Arts and Sciences, and
13 our Medical Center.

14 As we've discussed previously with
15 the Commission, the university is dedicated to
16 engaging our community as well as our District
17 partners in the dialogue about the future of
18 our campus.

19 To this end, GW has shared this
20 project with members of the community on eight
21 different occasions, including meetings of the
22 Advisory Committee, ANC 2A, and the Friends

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1 Group.

2 We have also had at least 13
3 meetings with DC agencies including OP, HPO,
4 and DDOT. A number of these meetings included
5 all three of those agencies and focused on two
6 key areas: coordination of the project's
7 loading, which is located between two now -
8 historically landmarked buildings, and
9 ensuring the quality of the pedestrian
10 experience on the site.

11 As outlined in the campus plan and
12 first-stage PUD, the university is
13 implementing a number of campus plan benefits
14 and amenities through the implementation of
15 various projects.

16 With respect to our off-campus
17 commitments, the university's
18 implementation --

19 COMMISSIONER TURNBULL: I wonder
20 if I might interrupt you just for a minute?

21 MS. O'NEIL KNIGHT: Yes.

22 COMMISSIONER TURNBULL: Do you

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1 have a printout of your PowerPoint
2 presentation?

3 MR. AVITABILE: Yes, we do.

4 COMMISSIONER TURNBULL: Could we
5 have that?

6 MR. AVITABILE: Sure. We can hand
7 it in now. That's fine.

8 COMMISSIONER TURNBULL: Great.
9 Thank you.

10 Thank you.

11 MS. O'NEIL KNIGHT: No problem.

12 I am on Slide 15 for those that
13 are flipping.

14 As I mentioned, as outlined in the
15 campus plan and first-stage PUD, the
16 university is implementing a number of the
17 benefits and amenities of the plan through
18 construction of projects.

19 With respect to our off-campus
20 commitments, the university's implementation
21 of this project is part and parcel to our Grow
22 Up, Not Out strategy for adding density at the

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1 campus core and not growing into surrounding
2 neighborhoods.

3 Since approval of the 2007 plan ,
4 GW has maintained its commitment to not
5 purchase residentially zoned properties
6 outside of its boundaries for university uses.

7 During this time we have also transitioned
8 two undergraduate residential options to
9 graduate student housing.

10 As noted, GW has also participated
11 in extensive community engagement surrounding
12 this project, including three meetings with
13 the Advisory Committee that was called for
14 under the campus plan.

15 We have also followed through on
16 our historic preservation commitments. We've
17 been successful in working with the District
18 to designate six buildings on our campus as
19 historic landmarks.

20 Three of those landmarked
21 buildings are located on this square and will
22 be the neighbor to the Science and Engineering

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1 Complex when it's constructed.

2 The two properties being
3 demolished to facilitate construction of this
4 project were also evaluated during this
5 historic preservation process and were found
6 to be not of architectural significance.

7 Additionally, in conjunction with
8 the project the university will be
9 implementing streetscape improvements on all
10 four frontages surrounding the square. The
11 improvements will be consistent with the
12 streetscape plan called for in the 2007 Campus
13 Plan, and they are a significant improvement
14 over existing conditions as well as exceed the
15 DDOT standards.

16 Streetscape design has also been
17 constructed to ensure a safe pedestrian
18 environment surrounding the site.

19 The building will also begin the
20 implementation of the I Street retail corridor
21 that was proffered in the campus plan
22 providing 3,000 square feet of at-grade retail

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1 frontage on I Street. The project offers 100
2 percent of its I Street frontage as retail, as
3 opposed to the 75 percent that was required
4 under the plan.

5 Finally, the building also
6 furthers our sustainability commitments. We
7 are targeting a LEED Silver rating under the
8 USGBC rating program. Our project architect
9 will talk more about the specific elements of
10 sustainability included in the building.

11 One of the key issues that has
12 been raised with respect to this project is
13 parking, specifically the replacement of
14 parking associated with demolishing the
15 University Parking Garage.

16 As you may recall, a key feature
17 of the campus plan in 2007 was the
18 distribution of parking to locations
19 throughout the campus through the elimination
20 of surface lots, the dispersal of parking to
21 new underground lots, and then of course the
22 demolition and replacement of this building as

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1 an academic building.

2 Since 2007 we have been planning
3 for the replacement of these spaces. As a
4 result, upon completion of the Science and
5 Engineering Complex we will have replenished
6 our parking supply to a total of 3,300 off-
7 street parking spaces including valet, which
8 exceeds our 2,800-space minimum on the campus.

9 This parking includes: parking
10 that's already been delivered, which includes
11 180 spaces at South Hall, 362 GW spaces on
12 Square 52; we also have the capacity to valet
13 another 100 cars on that site; parking that's
14 currently in process, which includes parking
15 on Square 103, which was recently approved by
16 this Commission; and finally, parking in the
17 SEC project itself, which will deliver about
18 380 spaces.

19 So upon completion of the Science
20 and Engineering Complex our parking supply
21 will be restored.

22 However, as a result of the

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1 overlap of the Square 103 and science and
2 engineering projects, we will need to lease
3 spaces at the Kennedy Center during the
4 construction of the Science and Engineering
5 Complex.

6 Specifically, we have negotiated a
7 lease with the parking operator for the
8 Kennedy Center that will permit GW to use
9 Kennedy Center parking during the day when our
10 demand is high and Kennedy Center demand is
11 correspondingly low.

12 The lease will provide for 350
13 spaces with opportunities for additional
14 spaces and is in the process of being
15 finalized and executed. These spaces will
16 allow the university to continue to meet its
17 parking demands during the transition.

18 As contemplated in the campus plan
19 for the one-year period between the demolition
20 of the parking garage and the delivery of the
21 Square 103 garage, the university will utilize
22 the Kennedy Center spaces to meet its 2,800 -

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1 space off-street parking minimum.

2 Once the Square 103 garage is
3 completed, the Kennedy Center spaces will no
4 longer be needed to meet that minimum. But
5 the university intends to continue to lease a
6 smaller number of spaces to continue to meet
7 demand during the science and engineering
8 construction.

9 Finally, access to the Kennedy
10 Center for the GW population will be provided
11 by a combination of the existing Kennedy
12 Center shuttle that runs from the Foggy Bottom
13 Metro Station -- it runs on weekdays from
14 about 9:45 to midnight. And we'll also
15 supplement this service with a GW shuttle that
16 will transport GW parkers, if required by
17 demand.

18 This shuttle will run from the
19 2200 block of G Street and will follow the
20 path shown in red or magenta on the map. The
21 item in yellow is the existing Kennedy
22 Center's route.

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1 In closing, the university
2 believes this project has immense benefits for
3 GW. We also believe that there are tangible
4 benefits for our neighbors as we begin to
5 implement additional amenities and benefits
6 under the 2007 Campus Plan.

7 With that, I would like to
8 introduce Craig Spangler from Ballinger
9 Architects, who will take us through the
10 project design.

11 MR. SPANGLER: Good evening,
12 Commission. My name is Craig Spangler.

13 I'm a principal at Ballinger.
14 We're located in Philadelphia. We work on
15 science and engineering buildings such as this
16 all across the country.

17 We're proud to be partnered with
18 Hickok Cole, a DC firm, and also OCULUS as the
19 landscape architect, and Wiles Mensch, who all
20 have collaborated in producing this particular
21 presentation and this PUD submission.

22 This is an important project, as

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1 has been indicated in the previous testimony.

2 It is going to be transformative not only
3 pedagogically in research but also physically.

4 Therefore, we're being very careful about how
5 this is integrated into the campus and into
6 the community.

7 It's at a crossroads location i n
8 the context of town and gown, adj acent to the
9 Metro, the most recent implementation of
10 Square 54, and obviously the campus to the
11 south.

12 Relative to the project details ,
13 to reiterate, the project is rezoned as a C-3-
14 C Zone. The proposed GFA was 400,244 square
15 feet. We're actually proposing 377,036. The
16 proposed FAR is 6.6. We have a proposed lot
17 occupancy of 90, which was approved in the
18 Phase 1 PUD.

19 As indicated, we have 328 cars i n
20 striped spaces and the ability to have 379
21 cars total with valet. There are 80 surface
22 spaces for bike parking as well as 30 spaces

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1 internally. Given the occupants, both
2 researchers as well as students that will be
3 using the building, it was important to have
4 both surface and internal parking.

5 The site is, as has been indicated
6 -- we've got the existing images here and the
7 proposed lot here. As you can see,
8 surrounding the site we have the Metro in this
9 location, we've got Square 54 to the north,
10 and we've got four streets that surround the
11 block.

12 To the north we have I Street,
13 which is identified as the retail corridor.
14 As Alicia O'Neil had pointed out, this
15 location is an important aspect of the
16 university's commitment to reinforcing this
17 retail corridor as part of the master plan.

18 To the south we have H Street,
19 which is identified as the campus corridor.
20 As indicated on the previous map, this is the
21 primary aspect of the campus. Therefore, the
22 site is obviously located in between an entry

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1 and gateway from the Metro into the balance of
2 the site.

3 We're also fronting on 21st
4 Street, a major L'Enfant avenue, and also on
5 22nd Street.

6 So we have a real unique
7 opportunity in the context of this project to
8 provide a significant presence for science and
9 engineering, and be transformative not only
10 from a pedagogical perspective but from a
11 physical one.

12 As indicated in these red
13 diagrams, the site has two parking garages
14 which are being demolished as well as a
15 physical sciences building. There are three
16 residence halls that are located on the site,
17 all of which are historically designated and
18 will remain.

19 It's important to note that Square
20 54 was approved for a 110-foot height. The
21 academic center which is currently here, about
22 94 feet in height, is also from the Phase 1

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1 PUD for 110 feet. Also the Gelman Library in
2 this corner as well as the site to the south
3 of the project.

4 It's important to recognize that
5 this building will be one of the first in this
6 context to be at 110 feet and should be
7 evaluated with that aspect looking into the
8 future.

9 This is a section of the building.
10 It's a section with 22nd Street on this side
11 and 21st Street on this side.

12 It's eight floors above grade of
13 program space at 110 feet to this point. On
14 21st Street we have 90 feet with a 40-foot
15 setback, obviously on the L'Enfant avenue.
16 There are two program spaces below grade and
17 then four levels of parking below that.

18 There is a penthouse, which is
19 here, up to the 18-foot-6-inch height which is
20 not an occupied space.

21 After the setdown meeting, we took
22 a comprehensive look at the design and began

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1 to evaluate a series of different
2 alternatives. We recognized in the context of
3 the comments that were made that maybe our
4 image of the facade didn't recognize the idea
5 that we were trying to pursue.

6 So we did take a different aspect
7 in terms of looking at this particular
8 viewpoint, which was the primary focus of the
9 Commission's comments.

10 We did probably seven to eight
11 different strategies looking at the facade,
12 also met with the Office of Planning, and came
13 up with this as the preferred candidate for
14 the design.

15 I want to point out a few
16 differences and we'll talk about them a little
17 bit in detail.

18 One of the comments was there were
19 too many horizontals and too many different
20 components. You can see that in this case,
21 which was the previous one at setdown, we
22 eliminated and consolidated into a more

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1 simplified version of the facade.

2 Secondly, you can see that in the
3 top here we've articulated the top and
4 indicated that it is glass as well as the
5 penthouse above, which was not particularly
6 shown in this scenario.

7 Previously there was a single
8 vertical that happened here. This is now
9 consolidated into a series of horizontals that
10 began to organize and synthesize the overall
11 facade.

12 The other comment that was made
13 was about the south facade. That was
14 identified as being a positive contribution.
15 We've maintained that in the context of the
16 overall elevation.

17 One of the things that we
18 recognized in this building is not only is it
19 transitioning from a town-gown relationship
20 but it's also transitioning in height.

21 To the north is Square 54 at 110
22 feet. Then the majority of the dorms that are

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1 surrounding the site are at 90 feet.

2 You can see that we began to
3 organize by beginning to draw in lines and
4 integrate the two different heights into the
5 building, recognizing that the properties
6 across the street and to our south will also
7 be at 110 feet at some juncture.

8 Madison Hall, which is right here
9 -- we've selectively taken it out for this
10 moment to see this facade -- is at 90 feet and
11 would be also matching this line coming
12 through the overall facade.

13 There are a series of projecting
14 bays on the facade -- we'll talk about in a
15 minute the model that was there -- a series of
16 depressions in the facade to give a fair
17 amount of articulation to break down the
18 overall mass, the unifying element here that
19 holds all those components together.

20 It's important to recognize that
21 we're trying to be sympathetic to the
22 different conditions on the overall facade.

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1 The organization of the massing
2 was also recognizing the program in between.
3 As I'll point out later, this is a location of
4 a collaborative zone and that happens in all
5 facades. Where people are meeting and
6 collaborating is an opportunity to see the
7 building as being quite active.

8 You'll see that there's internal
9 planting in there, identifying each one of
10 these in the context of connecting to the
11 overall streetscape environment.

12 This is H Street located in this
13 location with a primary entrance into the
14 building.

15 There are a series of entrances
16 around the building. It's very important
17 given the size of this building and given its
18 different orientations that each of the
19 entries have a unique identity. It gives
20 orientation for people.

21 You can imagine saying you're
22 going to meet at the corner that has the

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1 columns or the corner that has the car that's
2 inside the vestibule. The notion is to
3 provide orientation as opposed to necessarily
4 providing an actual street address.

5 Walking in, this is the entry
6 that's at the corner of 22nd and H Street,
7 which is adjacent to the main campus corridor.

8 You can see here that there's a
9 two-story expression. These are actually
10 teaching labs here looking into additional
11 teaching labs above. But the idea of
12 articulating the street with a two-story
13 expression.

14 Terracotta as the basis for the
15 facade, a glass and sunshade bay that wraps
16 the corner. We've got granite that wraps
17 around here.

18 Columns as an expression for the
19 engineering. You can see that in each one of
20 the vestibules we expect to have displays that
21 would be recognizing the program that's
22 internal to the building. The notion of the

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1 expression, again, is the notion of being able
2 to be sympathetic to the nature of engineering
3 in the overall building.

4 This is a view looking south on
5 22nd Street with a mid-block entry.

6 Again you can see that it has its
7 own unique identity. In this case we have two
8 teaching labs that are an integral part of the
9 building.

10 The idea is being able to bring
11 the teaching labs to the streetscape to make
12 it a vibrant condition, being able to promote
13 science and engineering in the context of the
14 streetscape experience. Filtering through
15 those labs and creating an entry was a really
16 important aspect of the overall plan.

17 Again you can see the two-story
18 expression, being able to really articulate it
19 by virtue of having a setback in the facade.
20 And again to identify the entry there is a
21 slightly deeper part of the facade at this
22 location.

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1 Again, a canopy that's projecting
2 out that is structurally expressive and again
3 consistent of the nature of the program that's
4 contained within.

5 This is a view from 22nd and I
6 Street. This is 22nd Street here and I Street
7 at this location.

8 You can see in this context we've
9 recalled the notion of the glass and sunshade
10 bay as a mechanism to identify another unique
11 entry into the building. The 90-foot height
12 again coming along the side and the
13 integration of the 90-foot condition running
14 through the facade.

15 You can see Madison Hall in this
16 particular perspective to the south.

17 This is a view looking back
18 towards Square 54 of that same entry. Again I
19 think you can see the notion of being able to
20 recognize an existing context which is just
21 recently getting completed of the notion of
22 bays and how that could begin to become a

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1 parody looking down I Street.

2 The two-story base coming from
3 Square 54 and running into the facade.

4 You can see here they've got
5 another separate one-story articulation that
6 rolls into our building. So the idea of being
7 able to pick it up and have consistency along
8 the streetscape.

9 In this case -- and we'll about it
10 in a minute -- there's a terracotta facade and
11 what's called terracotta baguettes, which is
12 kind of a terracotta louver system. The
13 ability to provide a degree of transparency
14 and at the same time providing surface for the
15 overall facade, and create an interesting
16 context for the facade organization.

17 This is a view looking west
18 towards the Medical Center, looking down I
19 Street. Here in this case you can see the
20 retail of I Street. In fact, there's a deeper
21 condition of the street on Square 54, which is
22 just west of this particular line right here.

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1 But again you can see the two -
2 story expression, the idea of seeing retail
3 here and retail here. You'll see that there
4 is covered bike parking. The idea is to
5 activate this corner in connection to the
6 retail environment that we expect at that
7 location.

8 This is a view standing in the
9 court that is the setback at Square 54. We
10 have the Science and Engineering Center here.

11 This is actually Munson Hall, the 90-foot
12 height running into the building.

13 The academic center here that is
14 currently 90 feet that is approved in the
15 Phase 1 PUD is 110 feet high. The idea of
16 being able to in the future begin to integrate
17 it also to the east of the site.

18 You can see in this context the
19 articulation of the retail that's at this
20 juncture.

21 That's also emphasized by another
22 collaborative space on the upper floors with

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1 vegetation on the inside. Again another
2 column of plantings so that you can connect
3 the streetscape with the idea of collaborative
4 space on the inside.

5 At this location in between both
6 Munson and JPKO Residence Hall is the
7 entrance into the loading zone. We worked
8 hard with the Historic Preservation Office as
9 well as DDOT to identify and improve this
10 particular location.

11 It was identified that there was
12 likely a garden court between these buildings
13 at one time. The idea was to try to restore
14 that into a public amenity in the context of
15 connecting to the streetscape.

16 So there's the restoration of the
17 gates, the elimination of valet parking, the
18 creation of a pocket park, and a gate as a
19 screening device to the loading zone that is
20 behind.

21 One thing that's interesting to
22 note, and I'll point out in the model when we

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1 turn the lights back on, is the idea of having
2 a courtyard with the Science and Engineering
3 Center behind is very much similar to Square
4 54 with the residence halls and the depression
5 that is actually from the facade.

6 The idea of two courts across from
7 one another I think will be a positive
8 contribution to the nature of the overall
9 environment.

10 This is a view coming out of the
11 Metro. We have three different dormitories:
12 Munson, JPKO, and Fulbright. These are the
13 historically designated residence halls. It's
14 important to note they're all about 90 feet.
15 They have a lot of bay projections on the
16 facade to articulate the facade.

17 They are also a blond brick, which
18 was a driver of the materials selection in
19 thinking about this as one entire block.
20 Again, the integration of the 90-foot height
21 into the overall composition. Connecting
22 brick masonry to terracotta is another

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1 connection.

2 The idea of creating bays on the
3 facade, as you can see here, was our
4 inspiration for how we began to organize our
5 facade.

6 Coming out of the Metro, one of
7 the major arrival points for many who come
8 George Washington. The idea of being able to
9 put science and engineering at the forefront
10 of that gateway is very important.

11 In this context gestures looking
12 back towards the Metro as well as here become
13 very important in the idea of bringing that
14 into the public realm.

15 This is a view looking from 23rd
16 and H Street. Again you 've got JPKO,
17 Fulbright here. You can see the academic
18 center down H Street at this juncture.

19 You can see again the 90-foot
20 height that begins to roll into this, and the
21 idea of a sort of pattern of vertical elements
22 that run along the facade to integrate those

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1 into the overall composition.

2 The Art Deco corner window is
3 recalled in this context as a mechanism to
4 begin merging that into the Science and
5 Engineering Center.

6 Another aspect here is again the
7 idea of the corner bay, which creates a notion
8 of entry recalled from the other entries on
9 22nd Street. This is a closeup view of that.

10 Again, we have a gap between the
11 existing residence hall to the south. The
12 idea of taking this as another public amenity
13 and space connecting to the street scape
14 creating a gateway, in this case the
15 electronic sign that's paired with a view into
16 a high bay.

17 A high bay is an extremely
18 important aspect of the engineering program, a
19 three-story space, one story below grade.
20 You'll see a very vibrant kind of engineering
21 in sight.

22 The idea of putting that in the

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1 context of a major regional artery will become
2 a very interesting aspect to begin promoting
3 the notion of science and engineering into the
4 District of Columbia.

5 The idea of making this a gateway
6 and a promenade back to the entry, which is
7 inside the courtyard, will provide a very
8 interesting experience in the context of
9 passing into this.

10 This is also a gesture to the
11 Medical Center across 23rd Street, which will
12 have significant research collaborators. The
13 notion of being able to connect this building
14 to across the street becomes an important
15 aspect of integrating research at GW.

16 As Alicia had indicated, part of
17 this building is to really provide a
18 destination and a vibrant pathway, the idea
19 being able to engage this as a significant
20 science and engineering hub in the District of
21 Columbia. Therefore, the notion of really
22 being able to connect to all four different

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1 fronts becomes extremely important.

2 Connecting the inside of the
3 building with the outside and the pedestrian
4 experience becomes a key aspect of being able
5 to reinforce the notion of this as an
6 important building and civic kind of place for
7 not only the institution but for the District
8 itself.

9 You'll see there are actually four
10 entrances, one here, one at this corner, one
11 at mid-block, and one to the north.

12 The notion is to be able to allow
13 people to pass through this building. In
14 fact, we encourage them to do so because we
15 want them to be able to see the science and
16 engineering through the building.

17 The idea of this being a social
18 heart for the School of Engineering and
19 Science, as well as one that will become a
20 place for the overall university.

21 This is actually a first floor
22 plan of the building. You can see that there

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1 are a number of teaching labs that are around
2 here. There's a fair amount of transparency
3 on the exterior as well as a fair amount of
4 transparency on the interior.

5 There's a central common space,
6 which you can see looking outside. But the
7 notion of it becoming an important hub for the
8 building at the center is extremely important,
9 again at the sort of center of where all of
10 the entrances reside.

11 The center is a core and a public
12 stair that runs up through the building to the
13 upper floors.

14 You can see here the high bay and
15 professional shops. So there's quite a
16 variety of different teaching labs on this
17 floor.

18 An important aspect of the high
19 bay is providing deliveries. Therefore it's
20 connected to the loading dock, which is a
21 consolidation of existing loading of the two
22 dorms as well as the Science and Engineering

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1 Complex.

2 Being able to drive trucks into
3 the high bay and unload them becomes an
4 important notion of being able to make the
5 high bay a working entity , as well as
6 providing service into the elevator core
7 coming up through the building.

8 To the north is the retail in
9 yellow. As Alicia had indicated, it runs over
10 the entire frontage of the building. It's
11 important to note that it has its own entry.

12 We provided the potential for a n
13 entry inside the building. So depending on
14 the retail tenant, we have the opportunity of
15 also having that be come a filter into the
16 overall building.

17 And also food; if it were to be a
18 cafe it could be a very vibrant added
19 component to the building and the life of the
20 Science and Engineering Center.

21 This is a typical floor that we
22 have.

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1 The integration of research with
2 teaching is an extremely important trend
3 because it can become an important pedagogical
4 tool. But it also has issues of segregation
5 because of the type of activities that happen
6 there.

7 So the notion of co-locating
8 teaching with the research environment,
9 faculty that are in the research environment
10 adjacent to where students are, becomes an
11 important aspect.

12 However, we've got a very large
13 floor plate and so the notion of how you
14 organize on a floor plate becomes very
15 important. We've tried to make it quite
16 simple.

17 You can see where all of these red
18 arrows are, it's really about the confine of
19 creating the public zone on every floor and
20 also connecting to each of the different
21 teaching labs.

22 Beyond that in the blue are the

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1 research neighborhoods that have a secure
2 point obviously for the folks that are working
3 in there.

4 In each one of these in terms of
5 the facade expression we have the
6 collaborative two-story space, one here, one
7 here, one here, and one at this location.

8 The idea of each of the four
9 frontages having collaborative space for the
10 faculty and the researchers and connect that
11 to the outside was an important driver in the
12 context of how we organized the building, with
13 collaboration interdisciplinarily being a key
14 aspect of the building.

15 There's a series of office suites
16 in this wing. There's also another office
17 component here and another office component
18 here. The notion of being able to allow
19 students to get access to the faculty offices
20 during their time.

21 This is that collaboration space
22 that is to the south.

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1 This is a typical, what we're
2 calling a teaching tower that runs up through
3 the building as the notion of being able to
4 make that an identity component.

5 As we indicated, we have 328
6 striped spaces in the building. They actually
7 ramp from H Street and they go down two levels
8 to arrive at a sloped floor that then goes
9 down four different levels. A relatively
10 straightforward parking garage, but obviously
11 we need to get down below the program space
12 that we're seeking.

13 One of the important aspects of
14 any science and engineering building is that
15 they can become extremely significant in the
16 context of air handling capacity that they
17 need. One of our missions as a firm that has
18 both architects and engineers is to mitigate
19 as much energy as we possibly can.

20 It does a lot to explain why the
21 mechanical penthouse is the way it is.
22 There's an enclosed penthouse that's located

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1 in this location. This is the entire
2 equipment zone.

3 At the center of this is our
4 exhaust. Unlike office buildings or most
5 buildings where air is recirculated, in
6 science and engineering buildings the exhaust
7 needs to be exhausted without being re-
8 entrained back into the building.

9 However, when you exhaust that
10 kind of air you're also exhausting energy. So
11 the notion of being able to capture that
12 energy without reintroducing the air back into
13 the overall system is to capture it away.

14 We're using enthalpy wheels, which
15 transfer the heat without transferring the
16 air. What makes that most efficient is
17 connecting the air handling unit with the
18 exhaust stream.

19 Therefore, putting those two on
20 the top of the building becomes extremely
21 important. That is really what's defined in
22 the nature of this penthouse.

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1 Which leads into the two areas o f
2 relief that we are seeking as out lined in the
3 PUD.

4 The first one is at this location.
5 We're unable to maintain our one-to-one
6 relationship as it relates to Munson Hall at
7 this location. Therefore, we're seeking
8 relief in this context.

9 Given the width of it, it's almost
10 impractical to be able to make anything in
11 there if we were to pull it back the full 18-
12 foot-6 that the regulations call for.

13 This allows us to maintain all o f
14 our air handling units combined together to be
15 able to be manifolded and connected to the
16 exhaust stream.

17 We don't think there ar e any
18 adverse impacts in this context because we're
19 adjacent to our own property. It's a single
20 owner on the entire bl ock. We have also
21 mitigated this in the context of pulling the
22 penthouse back further from I Street as a

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1 compensation for that.

2 The second area of relief we're
3 seeking is located right here, where we've got
4 an 18-foot-6-inch penthouse. To be able to
5 ride a one-to-one relationship, we're seeking
6 a notch that would organize the top of the
7 overall penthouse.

8 Again you can see this angle
9 reflecting that one-to-one relationship.

10 This is the only place where we
11 have that particular issue. We're taking that
12 part of a design feature to make it consistent
13 all the way around the balance of the facade.

14 You'll see here, identified around
15 here in green, is our green roof. Everywhere
16 we don't have the mechanical we do have the
17 green roof and everywhere we don't have the
18 green roof we actually have a white roof, an
19 important aspect of being able to be
20 sustainable for the project.

21 Other areas of relief that we're
22 seeking are for open and closed courts. Most

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1 of these courts are not meeting regulations by
2 virtue of the property line that exists here.

3 We're seeking relief from that because we
4 actually have a single owner.

5 We don't believe there are adverse
6 effects because, in the case of removing the
7 property line and connecting to the adjacent
8 buildings, we're probably meeting or exceeding
9 most of the regulations in this context.
10 Again, a single owner on the overall block.

11 This is a circulation in the
12 loading plane. As pointed out, there are four
13 entrances around the site. We have the
14 parking garage entrance to the south on H
15 Street and then the combined roading off of I
16 Street.

17 Again, there is existing service
18 to both JPKO and Munson. The idea of
19 consolidating them into one makes an extremely
20 efficient service condition. It also reduces
21 the amount of curb cuts in the overall site by
22 virtue of limiting it to one location.

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1 We're seeking relief for the
2 property line that runs across here about
3 allowing our trucks to straddle that property
4 line when they're at the loading dock.

5 Again, the notion of being able to
6 have a combined loading dock we do think is a
7 positive outcome in the context of reducing
8 the number of curb cuts if it were to have to
9 be relocated in some other situation, because
10 we did need to retain both JPKO and Munson
11 service from I Street.

12 If you wouldn't mind turning the
13 lights back on, I'd appreciate it.

14 This model -- this is the 2 2nd
15 Street facade. I can turn this around. This
16 is the facade on H Street and then again the
17 facade on I Street.

18 Then coming on 23rd Street you can
19 see the 90-foot setback at this location,
20 coming back to the greenhouse that's located
21 on that side.

22 It's important to note that ,

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1 again, in the context of the residential bays
2 -- we've got the projections here. The
3 projections here are so the bays are
4 reflecting towards Square 54, beginning to
5 make different conditions at each of the
6 different corners so that they're identifiable
7 on the overall facade.

8 You can see here, this is the
9 collaborative space that exists on the south
10 component. Then you see it again here on 23rd
11 Street at this location.

12 I'm going to move over here to
13 this facade model on this other side and we
14 can begin to take a look at the materials.

15 This shows how we began to
16 organize the overall facade. There's a two -
17 story base at this location with each of the
18 teaching labs. This is actually this
19 location, I apologize, in terms of the overall
20 facade.

21 The entry is identified here by a
22 setback. By virtue of having the bays project

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1 at this location, having the service, and
2 having this setback with the terra cotta
3 baguette system creates a great degree of
4 interest for the overall facade.

5 In terms of the materials for the
6 building, there are three different versions
7 of the same color of terracotta. You can see
8 that represented here in this model. The
9 intent is to provide a variety on the overall
10 facade texture.

11 It is also representative of the
12 different dorms. Which although they're all
13 blond brick, they're actually slightly three
14 different colors. The notion of being able to
15 integrate that in the overall context by
16 virtue of changing the texture for each of
17 those three conditions is what we were
18 seeking.

19 This is the granite that we're
20 seeking for the teaching labs, which are
21 located here. Again this is consistent with
22 the color of granite that exists at Square 54,

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1 and the idea of integrating that into the
2 context and providing a base for the building.

3 The glass is low-E glass.
4 Obviously a slightly green tint, but important
5 from a sustainability aspect.

6 Then there are two different other
7 glass types. One is actually a frit. That
8 glass is located here at the base, as you can
9 see in this context, as a basis for still
10 providing transparency but also providing an
11 aspect for things and tables that may be up
12 against the window at certain times.

13 Then we have another one with a
14 frit with a backing on it which is our
15 spandrel panel, which exists at this location
16 here where we have the glass bays.

17 At the top of the building we have
18 a metal enclosure around the penthouse shown,
19 as shown here in the model; another important
20 aspect of the nature of the facade.

21 We expect that the curtain wall
22 will have a color approximately like this,

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1 which is consistent with the metal of the
2 curtain wall.

3 With that, I'll turn it over to
4 Jami.

5 MS. MILANOVICH: Good evening,
6 Chairman Hood and members of the Commission.

7 For the record, my name is Jami
8 Milanovich with Wells and Associates. We were
9 the transportation consultants retained for
10 this project. You may recall we were also the
11 transportation consultants for the campus
12 plan.

13 In 2006 we conducted a traffic
14 impact study in conjunction with the
15 university's Foggy Bottom Campus Plan.

16 That study evaluated the impacts
17 of the campus plan including: the impact of
18 increasing the student enrollment to the cap,
19 which was an additional 1,198 students; the
20 impact of increasing faculty and staff by
21 1,000; the impact of increasing faculty and
22 staff to the cap, which included an additional

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1 6,475 faculty and staff; the impact of
2 dispersing parking throughout the campus,
3 which was one of the key goals of the campus
4 plan; as well as the impact of redeveloping
5 certain sites throughout the campus, including
6 the Square 55 site.

7 The campus plan traffic study
8 evaluated these impacts at 67 intersections on
9 the Foggy Bottom campus and made
10 recommendations at specific study
11 intersections in order to offset the impact of
12 the campus plan.

13 Because the campus plan looked
14 holistically at these many impacts for the
15 entire campus, the traffic impact study
16 associated with the second-stage PUD
17 application for Square 55 focused on impacts
18 immediately adjacent to the site, including
19 access and loading.

20 By way of a summary, the
21 redevelopment of Square 55 will not have a
22 significant impact on traffic operations in

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1 the study area. Vehicular trips to and from
2 the site will actually be reduced by
3 approximately 75 percent during both the a.m.
4 and p.m. peak hours.

5 As a result, vehicular traffic in
6 the immediate area will also be reduced.
7 Vehicle trips will be dispersed throughout
8 campus rather than concentrated at one
9 location.

10 The number of curb cuts on the
11 square will also be reduced from seven to two,
12 resulting in significantly fewer pedestrian-
13 vehicle conflicts.

14 The subject site is located among
15 a grid of streets. Based on input from DDOT
16 and OP, several locations were evaluated for
17 the proposed garage access and the proposed
18 loading access.

19 After extensive discussions with
20 DDOT and OP, the best and most appropriate
21 location for the garage entrance was
22 determined to be on H Street and the best and

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1 most appropriate location for the loading
2 entrance was determined to be on I Street.

3 Both of those locations are shown
4 on this slide by the yellow arrows.

5 With the entrance to the garage
6 being on H Street, the existing Vern Express
7 stop will need to be relocated one block south
8 to G Street.

9 The pedestrian entrances are shown
10 here by blue arrows.

11 The pedestrian entrance on 23rd
12 Street is an important connection to Ross Hall
13 to the west. The retail entrance is located
14 on the northeast corner of the square. There
15 are three additional pedestrian entrances
16 along 22nd Street.

17 One of the benefits of the
18 proposed redevelopment is the reduction in
19 number of curb cuts from seven to two. In
20 addition to reducing the pedestrian-vehicle
21 conflicts, that will also allow us to achieve
22 some additional on-street parking surrounding

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1 the square.

2 In fact, the reduction in the
3 number of curb cuts coupled with the removal
4 of the Vern Express stop from H Street will
5 result in an additional seven on -street
6 parking spaces on the four-block space
7 surrounding the site.

8 With the relocation of the Vern
9 Express we anticipate having to remove
10 approximately six parking spaces on G Street,
11 which would result in a net increase of one
12 on-street parking space in the area.

13 As you've heard, the redevelopment
14 of Square 55 furthers one of the goals of the
15 campus plan by dispersing the parking
16 throughout campus rather than having it
17 concentrated at one location.

18 Due to this reduction in parking
19 spaces on-site, some of the vehicle trips
20 currently coming to and from the site will be
21 rerouted to the parking at Square 54 and some
22 of the vehicle trips will be rerouted to the

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1 parking at Square 103.

2 As a result, the number of trips
3 to and from the site will be reduced by 75
4 percent.

5 This slide shows the amount of
6 traffic that is attributable to the proposed
7 redevelopment at each of the intersections
8 surrounding the site.

9 As you can see from the graph, we
10 are actually showing no increase in traffic
11 during the a.m. peak hour at the 23rd Street-I
12 Street intersection. At 22nd and I Street we
13 are showing just a 5 percent increase in
14 traffic.

15 Chairman Hood, members of the
16 Commission, I've never been able to say this
17 to you before but we are actually showing a
18 reduction in traffic during the a.m. peak at
19 22nd and H and at 22nd and I.

20 During the p.m. peak hour we're
21 showing a reduction in traffic, shown here in
22 the red, at each of the four intersections

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1 surrounding the site.

2 The university currently has an
3 extensive transportation management plan in
4 place which helps reduce the number of
5 vehicles on campus. A number of the
6 components of the transportation management
7 plan are shown here.

8 As a result of this aggressive
9 transportation management plan, 71 percent of
10 faculty and staff take mass transit, walk,
11 bike, or carpool to work. Of the students who
12 commute to work, 83 percent take mass transit,
13 walk, bike, or carpool to work.

14 In conjunction with the
15 redevelopment of Square 55, the university
16 will be enhancing its transportation
17 management plan.

18 Car sharing for at least three
19 spaces will be designated in the parking
20 garage.

21 There will be six parking spaces
22 designated for electric vehicles equipped with

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1 recharging stations.

2 There will be a lot of bicycle
3 parking on-site; 30 spaces in the garage,
4 another 80 spaces on the surface outside of
5 the SEC near-building entrances.

6 There will also be shower and
7 changing facilities on -site for those who
8 choose to walk, jog, or bike to the facility.

9 The university has worked closely
10 with DDOT to implement a truck management plan
11 specific to this site.

12 The loading driveway on I Street
13 allows for the consolidation of loading
14 activities for the entire square.

15 Trucks will be able to enter and
16 exit the site front first with one exception.

17 That exception is that approximately four
18 times per year a larger truck will be required
19 to deliver structural beams to the high bay.

20 These trucks will need to back
21 into the loading area from I Street. These
22 deliveries will be scheduled and will occur on

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1 weekends during off-peak periods.

2 The loading access was designed to
3 enhance and promote pedestrian safety. In our
4 many meetings with OP and DDOT, DDOT was very
5 clear that we needed to be sensitive to the
6 pedestrian impacts associated with the loading
7 area.

8 As a result of DDOT's input we've
9 included several design features in the
10 design.

11 Brick pavers have been extended
12 across the driveway to denote that there is a
13 pedestrian crossing there. It's an extension
14 of the existing sidewalk.

15 We've added a stop bar, which is a
16 2-foot-wide white bar embedded in the pavement
17 that will tell trucks exiting the site where
18 they need to stop in advance of the pedestrian
19 crossing.

20 We've also added a pedestrian sign
21 in approximately this location, which will
22 alert drivers to the fact that there are

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1 pedestrians crossing in front of them.

2 As I mention ed, we worked with
3 DDOT to develop a truck management plan
4 specific for this site. That truck management
5 plan would include a dock man ager, who would
6 be responsible for coordinating deliveries and
7 enforcing aspects of the truck management
8 plan.

9 We worked with DDOT to prepare a
10 map showing preferred truck route s that will
11 be followed.

12 In terms of the operati on of
13 trucks, trucks must obey all traffic control
14 devices including signs, markings, and
15 signals. Trucks must yield to pedes trians
16 upon entering and exiting the loading area.

17 Deliveries for trucks larger than
18 45 feet must be prescheduled. The dock
19 manager will be on -site to assist in
20 coordinating those deliveries on the w eekend
21 during off-peak times.

22 Finally, in terms of enforcement,

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1 the retail tenants and GW vendors and service
2 providers will be required to conform to these
3 through lease provisions and contract
4 provisions.

5 With that, I'll turn it back over
6 to Craig to talk about sustainability issues.

7 MR. SPANGLER: One of the goals of
8 GW was to think of this building as a 100-year
9 building. Therefore, not only recognizing the
10 notion of the initial implementation but
11 thinking about the long-term operations of the
12 building becomes extremely important.

13 Therefore building system, design,
14 and operations become an important filter for
15 thinking about the building.

16 We had talked about the energy
17 wheels. In fact, without them we would
18 basically be doubling the amount of energy we
19 would be needing. So one of the most
20 important, critical aspects of this building
21 is the enthalpy wheels in the context of being
22 able to offset the energy loading.

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1 We're delivering air -conditioning
2 by water source cooling. That is the most
3 efficient way of delivering it. It allows
4 about a one-third reduction in the amount of
5 air handling unit capacity, and therefore
6 another important aspect of the overall long-
7 term energy performance of the building.

8 We talked about the green roof.

9 Another important aspect of a
10 building like this is that science and
11 engineering is an ever-evolving condition.
12 The notion of being able to organize the
13 building to be flexible as well as providing
14 adaptable spaces becomes an important aspect
15 of minimizing reconstruction over the life of
16 the building.

17 We've worked very hard and
18 invested heavily in this context so that we
19 could minimize reconstruction.

20 We have a very high -performance
21 wall, a rainscreen wall that is extremely
22 airtight. We have a unitized curtain wall,

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1 again extremely tight.

2 The notion of thinking about
3 terracotta, which is our raw material, becomes
4 an important notion of the longevity of the
5 building.

6 Then obviously from an operational
7 perspective having six electric car charging
8 stations along with bike parking is an
9 important notion of operational aspects of the
10 building.

11 From our previous coverage on
12 improvement, you can see that we are improving
13 the site from 4 percent to 22 percent in the
14 context of an average annual rainfall as above
15 average use.

16 We'll be using approximately 10 0
17 percent of the water for gray water
18 applications, including irrigation as well as
19 toilets and urinals.

20 We're exceeding the DDOE SW M
21 standard and we're meeting the more stringent
22 MS4 with 1.2 inches of rainfall a year on-

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1 site.

2 The Commission is aware of the
3 campus streetscape guidelines which are
4 included in our submission . They were
5 obviously worked on with the Department of
6 Transportation. They either meet or exceed
7 the Department of Transportation guidelines.
8 They were adapted for our site.

9 A couple of things important to
10 note is the brick walkways t o the south on H
11 Street and I Street. That's all on the east-
12 west streets. And concrete walkways on the
13 north-south streets.

14 This is a det ailed plan of the
15 streetscape again at the south.

16 There are th ree aspects of the
17 streetscape guidelines.

18 A setback zone which has p lanting
19 and a planting buffer for the building.

20 The clear pathway, that's t he
21 walkway, again brick. And concrete on the
22 east-west streets; really able to withstand

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1 heavy traffic over the long-term.

2 And then a furnishing zone which
3 includes benches. It's ADA-friendly cobbles.

4 It allows for a location of tree pits, allows
5 for the notion of lights, and allows for
6 access for parking around the site.

7 We've organized that in the
8 context of the overall site.

9 At each of the entries there is a
10 stone to identify those. Again you can see
11 that here on 23rd Street.

12 This is the north side of the
13 site. Adjacent to the retail we've provided
14 an opportunity for outdoor seating, if such a
15 retail tenant were to desire that. It would
16 activate the retail environment.

17 You can see here the idea of the
18 pocket park that's located at this juncture.
19 This is a design that is trying to be an
20 important amenity for the streetscape,
21 providing a place for people to seat, having
22 trees, and having a wood gate that acts as a

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1 foil to the loading zone that is behind.

2 Again the idea of making it a
3 pedestrian-friendly environment that's
4 dominant over trucks coming out, with the
5 continuation of the brick pathways.

6 You can see here that there's
7 concrete in here. It's articulated with three
8 different colors of concrete, the basis for
9 providing an interesting view from the
10 residence halls above.

11 I'll go over here for the
12 materials.

13 The streetscape standards provide
14 brick, which is the brick pavers which are
15 identified here, the ADA-friendly cobbles, and
16 then this is the stone at the entry. Again
17 it's a sympathetic color to the notion of the
18 warm terracotta that we are seeking.

19 Then the three different colors of
20 concrete. I'll pass one. That is the basis
21 for providing an interesting environment
22 looking down onto the loading zone.

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1 With that, I'll turn it over to
2 David to finalize our comments.

3 MR. AVITABILE: Thank you, Craig.

4 I wanted to just briefly, Alicia
5 and I together, address the two comments that
6 were in the Office of Planning report.

7 OP had asked for dimension
8 drawings of the sidewalk areas and we provided
9 that to you at the start of the hearing. It's
10 in the large 11 -by-17 plans that also have
11 photo images of the models and the materials
12 that we distributed to you today.

13 Then the second issue that I would
14 like Alicia to briefly address is the question
15 about the second Metro entrance connection.

16 Alicia?

17 MS. O'NEIL KNIGHT: Again, my name
18 is Alicia O'Neil Knight.

19 Let me start by saying that GW is
20 supportive of a second Metro entrance at the
21 Foggy Bottom Metro Station. By way of
22 background during the campus plan and PUD

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1 process we agreed to accommodate such an
2 entrance on a site on Square 77, which is
3 immediately across 22nd Street from this
4 project.

5 We're also not opposed to the idea
6 of breakout panels that would provide for an
7 immediate entrance to a building from the
8 Metro tunnel. However, this project is just
9 not the appropriate project for us for two
10 main reasons.

11 The first is because of the
12 elements of a science and engineering
13 building, the type of equipment, the type of
14 research, the type of experiments that go on,
15 there is a level of security -- particularly
16 in the outer areas of the building, like Craig
17 mentioned -- that we need to ensure that we
18 maintain.

19 Furthermore, the location where a
20 Metro entrance would come through, which would
21 essentially be on the lower Level 2 which is
22 where our cleanrooms are located. Cleanrooms

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1 are spaces that are hermetically sealed to
2 allow for no dust and microparticles to allow
3 for work on microchips and different things.

4 So given that that space needs to
5 be slab-on-grade -- which, with our parking,
6 there's only really one location for that to
7 happen and it is on that corner of 22nd and I
8 Street -- it's just not an appropriate thing
9 for this project.

10 But we certainly will consider it
11 and have that dialog with WMATA and the Office
12 of Planning as we move forward to develop Site
13 77 in the future as we include it in the
14 campus plan.

15 MR. AVITABILE: Thank you, Alicia.

16 I just wanted to close with a
17 couple of summary remarks. I wanted to
18 reiterate the consistency of this project with
19 the first-stage PUD.

20 It is fully consistent with the
21 use, height, density, and lot occupancy
22 detailed in the PUD. Indeed, we're about

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1 23,000 square feet or 0.4 FAR below the
2 maximum approved density.

3 This project is also consistent
4 with the historic preservation guidelines for
5 the PUD, which required a step-down to 90 feet
6 along 23rd Street and we've maintained that
7 step-down. In addition to that, I think we've
8 taken a number of other efforts to really
9 maintain compatibility with the rest of the
10 historic landmarks in the square.

11 The project is consistent with the
12 amount of parking set forth in the PUD and it
13 carries forward the retention of the I Street
14 curb cut, which was called for in the PUD.

15 The project also implements many
16 of the benefits and amenities that were
17 promised and accepted in the first-stage PUD,
18 including: exemplary architecture; sustainable
19 design, which is particularly significant
20 given the energy and mechanical requirements
21 of this building; streetscape improvements,
22 which all meet or exceed not just DDOT

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1 standards but the campuswide standards as
2 well; retail space along I Street; sensitivity
3 to and reinforcement of the three historic
4 landmark residence halls on the square; safe
5 and effective transportation planning that
6 will significantly improve pedestrian
7 conditions around the perimeter of the site;
8 and finally, removal of the above-ground
9 parking structure and replacement with
10 underground parking.

11 For these reasons, the proposed
12 project -- including the flexibility that
13 Craig detailed from the court, roof structure,
14 and loading requirements -- is fully justified
15 given the lack of adverse impacts and the
16 amenities and benefits that were provided
17 during the first-stage campus plan PUD.

18 Furthermore, the proposed project
19 is not likely to become objectionable to
20 neighboring property due to noise, traffic,
21 number of students, or other objectionable
22 conditions.

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1 The proposed interim use of off -
2 campus parking at the Kennedy Center, which
3 was specifically contemplated as a part of the
4 first-stage campus plan PUD, will also not
5 impose any adverse impacts and will provide
6 adequate parking during the construction of
7 this building.

8 The project meets all of the
9 requirements for approval under the Zoning
10 Regulations and the first-stage approvals, and
11 it is supported by OP and DDOT.

12 The proposed GW Science and
13 Engineering Complex will enhance the character
14 of the immediate environment and will
15 significantly improve the District's ability
16 to attract top-tier scientific research and
17 innovation.

18 We thank you for your time and we
19 welcome your questions.

20 CHAIRMAN HOOD: That was very
21 well-timed. How many times did you all go
22 over that? That was a very well l-timed

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1 presentation, actually very succinct and very
2 good, Mr. Avitabile and all. We appreciate
3 that.

4 First, let me just acknowledge
5 Professor Ways. Hopefully he has his planning
6 class.

7 Do you have your planning class
8 with you tonight? Great.

9 I wanted to acknowledge them and
10 welcome them tonight.

11 Let me also thank the applicant
12 for passing materials. Obviously you all have
13 been down here enough to know that some of my
14 colleagues like to hold the materials. Some
15 of us like to and, I'll be honest, some of us
16 don't. But we appreciate you doing that.

17 With that, Commissioners, let's
18 open it up. Whoever wants to start off.

19 Commissioner Turnbull?

20 COMMISSIONER TURNBULL: Thank you,
21 Mr. Chair. Let me your echo your comments. I
22 think it was a very well-done presentation.

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1 Mr. Spangler, very good on going
2 through the architectural elements.

3 I want to thank you all. You beat
4 the clock.

5 I just have -- you've really got a
6 very fantastic building. I think you're
7 trying to put, I don't want to say 20 pounds
8 in a 10 -pound bag, but I think it's 100
9 pounds. You've got a lot going on in this
10 building.

11 I've got a couple of questions. I
12 wanted to look at the shuttle and the
13 temporary parking.

14 I thought you said it -- what were
15 the hours you were going to be running?

16 MS. O'NEIL KNIGHT: The Kennedy
17 Center shuttle currently runs their existing
18 shuttle from 9:45 a.m. to midnight.

19 The university would need to run a
20 supplemental shuttle certainly during the
21 morning hours when GW parkers would be in
22 place before the Kennedy Center shuttle began

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1 running.

2 We would have access to the
3 parking from 6:00 a.m. to 6:00 p.m. to deal
4 with our daytime demand.

5 COMMISSIONER TURNBULL: I was
6 going to say, how does that affect any
7 nighttime events on the campus?

8 MS. O'NEIL KNIGHT: We have
9 planned for the accommodation of visitor
10 parking on our campus. It would be largely
11 staff, occasional and monthly staff that would
12 park at the Kennedy Center.

13 So we've created a hierarchy of
14 parking requirements and those visitor spaces
15 would be accommodated on the campus.

16 COMMISSIONER TURNBULL: Okay. You
17 intend to have all these leases started by the
18 time you start the garage project?

19 MS. O'NEIL KNIGHT: I was hoping
20 to bring my signed copy with me today, I have
21 to admit, as you might imagine. Yes. We are
22 in the very final stages. We've agreed to

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1 terms. We're just working through the legal
2 elements and getting those executed. I expect
3 it will be within a weeks.

4 COMMISSIONER TURNBULL: Okay.
5 Thank you.

6 I like the ADA cobbles. You've
7 probably been at our Union Station. We have a
8 wonderful cobblestone situation there, which
9 is difficult to maneuver for -- I mean, if
10 you're wearing flat shoes, you're okay. If
11 you've got anything else on, you've got a
12 problem.

13 I wanted to talk about the service
14 area. I think I understood that the trucks
15 will pull in front-forwards and go out front-
16 forwards?

17 MR. AVITABILE: Yes. That's
18 correct.

19 COMMISSIONER TURNBULL: There was
20 something in the plan which -- let me go back
21 to what drawing that is. I'm not sure -- you
22 have a blowup in your plans here. You've got

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1 one on Drawing A21 or that one.

2 What is in the middle? T here's
3 what looks like a white parallelogram with two
4 dots on it.

5 MR. SPANGLER: Yes. It's an
6 existing --

7 Mary?

8 PARTICIPANT: Vault.

9 MR. SPANGLER: Vault. Yes. It's
10 an existing vault that there's that can't be
11 relocated.

12 COMMISSIONER TURNBULL: But is
13 that above ground?

14 MR. SPANGLER: No. It's flush
15 with the surface.

16 COMMISSIONER TURNBULL: Oh, it's
17 flush with the surface? I was going to say,
18 how the heck are you going to move around
19 that.

20 A lot of times we get a proof of
21 scheme that sort of shows how trucks move in
22 and out. I didn't see one on this or at least

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1 I didn't think I did.

2 MS. MILANOVICH: Craig, can we
3 show those on the --

4 I believe they were provided in
5 the original filing.

6 COMMISSIONER TURNBULL: Were they?
7 Okay.

8 MR. AVITABILE: Yes. They're in
9 Exhibit H, the last couple of pages of Exhibit
10 H.

11 COMMISSIONER TURNBULL:
12 Commissioner May is helping me here.

13 Okay. So you see no issue with
14 any trucks being able to move around, come
15 back out, and go back out the right way?

16 MS. MILANOVICH: Correct. We've e
17 tested trucks coming in from the west, in from
18 the east, and being able to come in, back into
19 the loading dock, and then also exit heading
20 either to the east or west.

21 The only exception, as I noted, is
22 when the structural beams are delivered.

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1 Those would require something larger than a
2 45-foot truck. Those are the ones that would
3 have to back in. But we have thoroughly
4 tested trucks 45 feet or smaller.

5 COMMISSIONER TURNBULL: Okay. My
6 next question was to Mr. Spangler.

7 With Ballinger, are you the -- is
8 Hickok Cole going to be the architect of
9 record?

10 MR. SPANGLER: Ballinger will be
11 the architect of record.

12 COMMISSIONER TURNBULL: You'll be
13 the architect of record?

14 MR. SPANGLER: Yes. They're the
15 consulting architects.

16 COMMISSIONER TURNBULL: Okay. Got
17 you.

18 The air quality issue with the
19 enthalpy and all those stacks up there, you're
20 using part of that air, reusing that in the
21 enthalpy process?

22 MR. SPANGLER: We're reusing the

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1 energy. It transfers the energy back into the
2 airstream.

3 COMMISSIONER TURNBULL: What is
4 the quality of the air then that is being
5 exhausted into the atmosphere?

6 MR. SPANGLER: I don't have that
7 exact answer. But obviously it's the exhaust
8 coming from a science and engineering
9 building. It's consistent with whatever
10 science and engineering building exhaust we
11 normally do.

12 COMMISSIONER TURNBULL: Okay. I'm
13 just curious about the particulate matter and
14 what's going out.

15 MR. SPANGLER: I don't have that
16 answer precisely.

17 COMMISSIONER TURNBULL: I mean,
18 obviously you're going to be dealing with EPA
19 and all of that so you'll have to --

20 MR. SPANGLER: It will meet all
21 those standards.

22 COMMISSIONER TURNBULL: -- meet

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1 those standards. Okay.

2 I guess the other thing I wanted
3 to talk about was the -- you talked about
4 you're repeating -- you've got all this solar
5 shading in different -- on the south side and
6 at different -- some of it does and some of it
7 doesn't have solar shading.

8 But you're repeating on one of
9 your entrances solar shading on the north
10 side. Is that just an architectural feature
11 then, sort of going back to what's on the
12 south side?

13 MR. SPANGLER: Sure. If you
14 noticed, at each of the different corners the
15 idea was to use the south and east corner as
16 the primary notion. So we repeated that as an
17 architectural treatment to identify each of
18 the different entries.

19 COMMISSIONER TURNBULL: Okay. I
20 was trying to figure out -- where is Square
21 77? I was trying to remember. I was looking
22 on the plan but I didn't see it identified.

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1 MR. AVITABILE: It's immediatel y
2 east of the site so it's across 22nd Street.
3 And of course, we don't have a plan that shows
4 it up but we can pull that out.

5 COMMISSIONER TURNBULL: Your A0 6
6 sort of shows it.

7 MR. AVITABILE: Yes, it does.
8 It's where the academic center currently is on
9 that plan. And that 837 22nd Street building
10 as well. That's right.

11 COMMISSIONER TURNBULL: Okay. If
12 there is going to be a second Metro entrance,
13 that would be the spot that it would be going
14 in?

15 MR. AVITABILE: That's correct.
16 The area that's been talked about is right
17 here. It's the southeast corner of the
18 intersection at the northwest corner of the
19 square. It would be immediately across from
20 the Science and Engineering Complex, right
21 there.

22 COMMISSIONER TURNBULL: Okay.

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1 I've got you. Thank you.

2 Mr. Chair, I'll relinquish my
3 time.

4 CHAIRMAN HOOD: All right. He's
5 relinquished his time.

6 Anybody else like to relinquish
7 their time -- who would like to go next?

8 Commissioner May?

9 COMMISSIONER MAY: I'm not ready
10 to relinquish quite yet. But I don't have a
11 lot of questions by normal standards.

12 I should say right off the bat,
13 and I should have made this disclosure at the
14 very beginning, that I have two sons who are
15 high school students in the District and they
16 are taking a single course at George
17 Washington University.

18 I've had to make that disclosure
19 on past cases. I assume that it's not an
20 issue.

21 The streetscape plan, I'm just a
22 little bit confused about the state of it.

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1 You don't need to pull anything up. This is
2 just a simple question.

3 The version of it that we received
4 is stamped "draft" everywhere and then there's
5 something in the te xt that says that it's
6 final.

7 MR. AVITABILE: From GW's
8 perspective it is final. We've finalized it
9 in August 2010 and sub mitted it to DDOT.
10 We're just waiting for them to give us the a-
11 okay on it.

12 COMMISSIONER MAY: Okay. Maybe
13 they'll want to say something about that when
14 they get to speak.

15 What is this -- your submission
16 also made reference specifica lly not just to
17 historic buildings but to a his toric district
18 that's part of the conditions of the initial
19 PUD.

20 MR. AVITABILE: Yes.

21 COMMISSIONER MAY: What's the
22 status of the historic district?

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1 MR. AVITABILE: The materials --
2 and Alicia will correct --

3 Actually, Alicia, you should talk
4 about it.

5 MS. O'NEIL KNIGHT: The condition
6 in the campus plan with respect to the
7 historic district was for the university to
8 prepare background research and materials for
9 the Historic Preservation Office for them to
10 utilize when they decided to move forward with
11 this proposed historic district.

12 We did go ahead and do that. As I
13 understand it, HPO is considering how to move
14 forward with that.

15 COMMISSIONER MAY: So you've
16 submitted what you need to submit and the ball
17 is in their court?

18 MS. O'NEIL KNIGHT: Yes.

19 COMMISSIONER MAY: Okay. A couple
20 of architectural things.

21 I didn't quite follow where the
22 different glass are used. I mean, the clear

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1 glass is pretty obvious. But the different
2 fritted glass?

3 MR. SPANGLER: So there are --
4 obviously, the clear glass is where this is.
5 The fritted glass that doesn't have a backing
6 is located in the zone below this. And then
7 where there is fritted with a backup , it's a
8 spandrel panel that's located at the floor
9 lines.

10 COMMISSIONER MAY: I see. Okay.
11 There was a lot of materials. I tried to
12 follow but it was too much for me.

13 What about the grey terracotta
14 material?

15 MR. SPANGLER: Yes. I apologize
16 for not showing what that is.

17 At the office wing that is located
18 here on this side; it's basically in the same
19 location as this. But we decided to put it
20 there for the offices because we knew there
21 would be furniture up against it.

22 It's very consistent if you look

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1 at the color and you look at the spandrel
2 panel. We're trying to mimic that. That's
3 why the horizontal lines are there.

4 COMMISSIONER MAY: That's good.
5 I'm getting tired of looking at the backs of
6 people's desks in all these all-glass office
7 buildings downtown.

8 Now I have a traffic question.

9 I assume that the decrease in the
10 traffic conditions at various intersections is
11 essentially due to the fact that you're
12 eliminating 1,000 cars from the site?

13 MS. MILANOVICH: That's correct.

14 COMMISSIONER MAY: So why is it
15 actually increasing in the one location; is it
16 because of the location of the access point?

17 MS. MILANOVICH: It's because some
18 of the trips that are currently coming to and
19 from the site will be relocated to Square 54.

20 So as a result, when people are heading in in
21 the morning they'll be traveling through the
22 22nd Street and I Street intersection to

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1 access the Square 54 garage.

2 It's simply a matter of the trips
3 that are being dispersed from Square 55 to
4 Square 54. So there's a little bit of an
5 increase there.

6 COMMISSIONER MAY: All right . I
7 don't really have any other questions at this
8 moment. I think I'll have a couple for the
9 Office of Planning.

10 I appreciate the thoroughness of
11 the presentation and the materials. We don't
12 normally get to see one model, let alone three
13 and seeing in that level of detail.

14 I would encourage my colleagues to
15 go up and actually look at the large-scale
16 model because there are things in the detail
17 of the surfaces there that have to be seen up
18 close to appreciate.

19 Anyway, I think it's all been put
20 together very well.

21 I also appreciate the response to
22 some of the comments at setdown with regard to

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1 simplifying the facades, showing more a little
2 bit more detail at the entrances, and making
3 it look a bit stronger in those areas. I
4 think overall it's come a good ways from where
5 it started at the setdown and I appreciate it.

6 Thank you.

7 CHAIRMAN HOOD: Thank you,
8 Commissioner May.

9 Let me also just recognize that we
10 have DDOT representatives, Associate Director
11 Ricks and also Mr. Jennings, who have joined
12 us. They actually have been here for a while.
13 I just remembered to acknowledge them.

14 Any other questions?

15 Commissioner Selfridge?

16 COMMISSIONER SELFRIDGE: Thank
17 you, Mr. Chairman.

18 I just wanted to touch on the idea
19 of a construction management plan. It sounds
20 like there were a lot of meetings with the
21 community issue. This is an issue you didn't
22 touch on in your presentation but I'm sure

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1 there's been discussions about it.

2 MS. O'NEIL KNIGHT: We have
3 developed a construction management plan for
4 the demolition phase of the project. As you
5 might imagine, with a project with this many
6 steps we'll have separate plans for various
7 phases.

8 We have been in conversation with
9 DDOT about it. Once we get something that we
10 believe is a good plan, a near -final plan we
11 will share that with the community for input.

12 COMMISSIONER SELFRIDGE: It'd be
13 good to continue to have discussions with them
14 to kind of address their concerns.

15 MPD talked about earlier
16 deliveries and drop-offs. I think we see that
17 a lot, people coming in from outside the city
18 trying to beat traffic and get an early start.

19 This is some thing you guys are
20 addressing as well?

21 MS. O'NEIL KNIGHT: It is, through
22 the dock coordinator at the Science and

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1 Engineering Complex building. We will have
2 on-site staff in that building to help
3 coordinate the loading issues that you're
4 talking about.

5 We do have a n ongoing dialogue
6 with the community through the community
7 Advisory Committee meetings and other forums.
8 We're always happy to answer questions and
9 participate in those meetings.

10 COMMISSIONER SELFRIDGE: The
11 second Metro stop, can yo u tell us a little
12 bit about what's involved in that?

13 That just seems like -- obviously
14 this is not something you support on Square
15 55, but you m ust have done some research or
16 looked into it. What is involved in doing
17 something like that?

18 MS. O'NEIL KNIGHT: In 2007 W MATA
19 did a study of potential entrance locations in
20 the Foggy Bottom/West End area. That study
21 identified the site on Square 77 as the
22 preferred site.

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1 What GW proffered as part of our
2 campus plan was to accommodate that on our
3 property and in our building design,
4 specifically as we move forward with the
5 building on Square 77.

6 We didn't proffer to pay for a
7 second Metro entrance, for example -- that's
8 quite a hefty price tag -- but the
9 coordination and accommodation as we built
10 that building.

11 COMMISSIONER SELFRIDGE: Thank
12 you.

13 That's all, Mr. Chairman.

14 CHAIRMAN HOOD: Let me ask, Vice
15 President Knight, the community meetings that
16 you have, I'm just curious -- the Advisory
17 Committee, is there anyone from WECA? I can't
18 remember if there is or not. Is there anyone
19 from WECA on that Advisory Committee?

20 MS. O'NEIL KNIGHT: Members of the
21 West End Citizens Association, Ms. Kahlow and
22 Ms. Maddux, do attend regularly.

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1 However, in terms of membership in
2 the committee, the way the committee was
3 established was that the university was to
4 appoint five representatives and the ANC was
5 to appoint five representatives.

6 The ANC has elected not to appoint
7 their five representatives so we hold those
8 meetings as public gatherings with the
9 university's representative to discuss issues
10 of mutual concern. So there are not community
11 members on the committee.

12 CHAIRMAN HOOD: ANC 2A has -- I
13 think I've heard this before. They've decided
14 not to appoint their five members?

15 MS. O'NEIL KNIGHT: That's
16 correct.

17 CHAIRMAN HOOD: How long has that
18 been now?

19 MS. O'NEIL KNIGHT: We held our
20 first meeting in December 2007, I believe. Is
21 that correct? I believe so.

22 CHAIRMAN HOOD: Didn't this issue

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1 come up once before some years ago? I believe
2 this issue has been out there for a while.

3 MS. O'NEIL KNIGHT: That's
4 correct.

5 CHAIRMAN HOOD: Let me ask you
6 though about the ANC 2A's letter from
7 Commissioner Coder, the chair.

8 Mr. Avitabile, did you see Exhibit
9 21, the ANC's letter?

10 MR. AVITABILE: Yes, we did.

11 CHAIRMAN HOOD: Do you feel a s
12 though you've responded to a number of their
13 concerns? I know the construction management
14 plan and others. But do you feel l ike you
15 have responded to some of the issues, their
16 concerns?

17 MR. AVITABILE: Yes. We certainly
18 felt that we did.

19 Unfortunately the way the A NC
20 meeting took place, we didn't really get a
21 chance to respond to a lot of the issues at
22 the meeting.

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1 But that's why we took the time to
2 respond in our submission so that we could
3 provide a full response and go through
4 everything in de tail. Because we felt we
5 really could address a number of them.

6 CHAIRMAN HOOD: It appears that
7 their letter is in support upon -- for us, the
8 Zoning Commission, to recognize their
9 concerns. That's why I wanted to ask.

10 Let me ask this question. I've
11 been thinking about this question. Let me try
12 to ask it and see how cl ose I can get to an
13 answer. If I get to an answer here I'm sure
14 that we would not have a party in opposition.

15 When I look at the application for
16 West End Citizens A ssociation about their
17 major objection, it says WECA members could
18 have increased traffic, reduced on-street
19 parking, decreased pedestrian safety, air
20 quality, property values negatively affected,
21 etcetera.

22 I'm not going to say that's what

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1 normally happens, that's the normal sentence.

2 I'm not going to say that because I think
3 some of them differ.

4 But how can we kind of get that closer?

5 I know of two issues. I'm going
6 to help you. I know of two issues where you
7 talked about decreased pedestrian safety or at
8 least mentioned that.

9 DDOT has said, I think, in their
10 analysis that they need to continue
11 discussions. I'm not sure how that all works.

12 That they will continue discussions about
13 pedestrian safety -- I think they want you all
14 to continue discussions if this is approved,
15 even afterwards.

16 Also, the reduced on-street
17 parking -- which is going to lead to my next
18 question, Vice President Knight -- is the
19 taking away the parking spaces. You mentioned
20 that, about how you all have rented out some
21 spaces at the Kennedy Center.

22 But back to this question. How

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1 could we get closer to where we might not have
2 West End Citizens Association come down and be
3 in opposition of a college just trying to
4 expand or build new facilities to stay in
5 competition with other colleges?

6 I'm just asking a question. You
7 might not even have an answer. If you don't
8 have an answer, you can just say you don't
9 have an answer.

10 MS. O'NEIL KNIGHT: I think with
11 this project specifically the university does
12 believe that we've addressed those issues.

13 I did see a copy of the DDOT
14 report. We've had extensive conversations
15 with DDOT. My reading, honestly, is that DDOT
16 wants to make sure we do all the things that
17 we have said that we're going to do as a part
18 of this project, and make sure that those come
19 to fruition.

20 We're not reducing on-street
21 parking as a part of this project.

22 I think continuing to engage in

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1 dialogue, understand the issues, and hopefully
2 come to points of agreement is the general
3 answer to your question.

4 CHAIRMAN HOOD: Okay. But let me
5 ask this, is there any bend when West End
6 Citizens -- I'm not saying who's right or
7 wrong or advocating for anybody. But is there
8 any bend at times when the neighborhood comes
9 and says, "Hey, GW. Look, you're doing this.
10 Can we cut back on this?"

11 Does GW ever say, "Okay. Well,
12 let's rearrange this," or, "Let's not do it
13 this way. Let's cut back. Let's scale back
14 some." Does that ever happen?

15 MS. O'NEIL KNIGHT: I think we
16 have a history of doing that. Certainly
17 during the campus planning process we made a
18 significant number of modifications to our
19 plan as the result of community input. We do
20 go out and solicit input from the community.

21 One example on this project
22 specifically. A member of the community

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1 raised a concern about the former use of
2 Building K, the gymnasium building on 23rd
3 Street. We were able to engage in a
4 conversation with that community member.

5 We've agreed to put a plaque on
6 the new science and engineering building that
7 acknowledges the former use of that building
8 and its history, even though it doesn't have
9 architectural significance. We were able to
10 make that member of the community feel as
11 though we had addressed their issue of
12 recognizing that former use.

13 So it does happen.

14 CHAIRMAN HOOD: Okay. Explain to
15 me -- I missed some of this about how the
16 shuttle is going to work at the Kennedy
17 Center. How is that going to work again?

18 You all are going to provide some
19 type of shuttle service, the Kennedy Center
20 already has some type of shuttle service.

21 But will their shuttle service
22 increase now that they know that you all are

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1 renting some spaces from them?

2 MS. O'NEIL KNIGHT: The Kennedy
3 Center has not agreed to increase the
4 frequency or capacity of their shuttle
5 service.

6 That's why the university has
7 indicated that we do believe that in order to
8 meet demand, particularly in the morning hours
9 when the Kennedy Center shuttle does not run,
10 we will need to provide our own shuttle.

11 But we don't anticipate any
12 changes to the Kennedy Center shuttle based on
13 our agreement. That's not a term of our
14 agreement with them.

15 CHAIRMAN HOOD: So your shuttle
16 will run simultaneous along with the Kennedy
17 Center's shuttle?

18 MS. O'NEIL KNIGHT: During certain
19 times, yes.

20 CHAIRMAN HOOD: All right. Ms.
21 Milanovich, the next time I'm on 22nd and I
22 Street, I want you to know I'll be thinking

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1 about you.

2 Okay. Any other questions?

3 Let's go to any cross-examination.

4 Ms. Kahlow and Ms. Maddux, any
5 cross-examination?

6 Come forward. Oh, I'm sorry. I'm
7 thinking in opposition.

8 Okay. ANC 2A.

9 Chairperson Coder, are you here?

10 Chairperson Coder, this is cross-
11 examination.

12 MS. CODER: I am not presenting?

13 CHAIRMAN HOOD: Not yet. S tick
14 around. This is just if you ha ve any cross-
15 examination.

16 MS. CODER: G ood evening. I'm
17 Rebecca Coder. I'm Chair of ANC 2A,
18 representing the West End and Foggy B ottom
19 neighborhoods.

20 I do have some questions.

21 First, for the provost, you had
22 mentioned that the goal here is not to grow or

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1 add a new number of students, but to colocate
2 the different science departments in the one
3 facility.

4 Could you expand on why there's
5 the addition of 69 faculty members if there's
6 not an addition of students?

7 MR. LERMAN: Yes. GW grew its
8 student population for several decades, much
9 faster than it grew its faculty population.

10 As a consequence, as we become now
11 a better university rather than a bigger
12 university it is our plan and we have been
13 growing our faculty steadily over the last
14 decade, of course all within the caps of the
15 campus plan.

16 We expect to continue to grow our
17 faculty in key areas of research. Engineering
18 and science being certainly among them, some
19 of the medical sciences, and the Columbian
20 College of Arts and Sciences in support of the
21 core undergraduate curriculum.

22 That will continue to drop our

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1 student-faculty ratio. A decade ago we had
2 about 13.6 students per faculty member at the
3 undergraduate level. We're now at 13.0, a 10-
4 year improvement in the number of faculty per
5 student.

6 We expect that to continue to
7 gradually drop in support of better teaching
8 to put us more within, frankly, our peer
9 group, who typically has a somewhat larger
10 faculty for the size of their student bodies.

11 MS. CODER: I guess, what's the
12 ultimate faculty-student ratio as it relates
13 to the science departments?

14 MR. LERMAN: The numbers I gave
15 you are for the university as a whole. We
16 don't have a particular long-term target.

17 Most of our peer universities that
18 we compete most intensively with are somewhere
19 around 11 students per faculty. Some are down
20 at 7 -- at 8, but that then places into a
21 group more like Duke. Then at the other
22 extreme, American is closer to 14, so slightly

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1 more students per faculty member.

2 Over some time period I would
3 expect our faculty to grow, with our student
4 body remaining more or less constant. I would
5 aspirationally within a decade like to get
6 closer to 12 or 11. Whether we can
7 financially afford that, I just don't know at
8 this point.

9 MS. CODER: Okay. Thank you.

10 I had a question, I think for you
11 or for the university, regarding the public
12 space. You talked a lot about the first floor
13 will be public space.

14 Is this open to the public?

15 MS. O'NEIL KNIGHT: Certainly the
16 building is envisioned to be traversed by the
17 public certainly during operating hours.

18 We do have the goal of really
19 making science and engineering real with the
20 idea of science on display. So if we can
21 bring people in and have them understand the
22 research and the curriculum that's happening

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1 at GW, that is a benefit.

2 The building won't open 24 hours a
3 day, 7 days a week, of course.

4 MS. CODER: Okay. As for the
5 historic site or Building K, who determined
6 that it was not architecturally significant?

7 MS. O'NEIL KNIGHT: I'm trying t o
8 remember back in 2007, honestly.

9 We did a historic preservation
10 study in 2007 that was conducted by Traceries,
11 an architectural history firm.

12 Then also, i n working with the
13 Historic Preservation Office a final list of
14 contributing buildings was determined.

15 MS. CODER: O ne of the
16 Commissioners asked th is question. But as
17 related to the exhaust, just a little bit more
18 flavor on the im pact that that will have on
19 the environment.

20 MR. AVITABILE: I don't think we
21 had any more information than we provided.

22 MS. CODER: Okay. I th ink another

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1 Commissioner asked, even though there's a
2 reduction in traffic, there's an increase in
3 traffic?

4 The study you were talking a bout,
5 did it take Square 54 into account?

6 MS. MILANOVICH: Yes, it did.
7 When we conducted our traffic counts Square 54
8 obviously was not yet in operation. So we did
9 include the estimated trips that will be
10 generated by Square 54 in our future forecast.

11 MS. CODER: You mentioned that
12 accommodating the Metro is part of the campus
13 plan.

14 Where does it specify that, I
15 guess, in the plan?

16 MR. AVITABILE: It's not in the
17 order. I believe it's in one o f the various
18 post-hearing submissions. I think in one of
19 our rebuttal documents we mentioned that
20 that's what we were going to do. I want to
21 say it was the November filing an d then again
22 in a January filing short ly thereafter in

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1 response to a question from the Zoning
2 Commission. But we could find that exact
3 mention if you wanted.

4 MS. CODER: But it wasn't part of
5 the final order as it related to --

6 MR. AVITABILE: No. The
7 Commission did not include it in its order.

8 MS. CODER: Okay. You had
9 mentioned earlier that one of the reasons for
10 not including the Metro station at this site
11 is because of the level of security that the
12 building needs. But you also just mentioned
13 that it will be open to the public.

14 MS. O'NEIL KNIGHT: There are
15 areas of the building that are public. The
16 commons area, the areas that you see on the
17 ground level.

18 Where a Metro breakthrough panel
19 would occur would be on a lower level in an
20 area of the building that would be a research
21 space.

22 I believe as Craig mentioned as he

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1 was going through the architecture of the
2 building, the center of the building is
3 designed to be the more public areas, with the
4 research and the more secure areas along the
5 perimeter so that we do have a floor plan that
6 makes sense as people traverse the building.

7 MS. CODER: Okay. And the retail,
8 I guess my assumption would be if a Metro were
9 to be located there, it would go into where
10 the retail space is.

11 You had mentioned that that would
12 be open to the building as well as externally?

13 MS. O'NEIL KNIGHT: The building
14 has been designed to potentially accommodate
15 the retail entrance as also being a pass-
16 through to the building. It is an option
17 that's available to us.

18 MS. CODER: Okay. I think those
19 were the majority of my questions. Thank you.

20 CHAIRMAN HOOD: Thank you.

21 Ms. Kahlow?

22 MS. KAHLOW: Thank you.

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1 I'm Barbara Kahlow. I represent
2 the West End Citizens Association today.

3 Most of my questions are about
4 traffic.

5 May I call you Jami?

6 MS. MILANOVICH: Certainly.

7 MS. KAHLOW: Thank you.

8 If we can turn to Exhibit H in
9 your November 15 submission, and if we can all
10 turn to -- I think the Commission has it --
11 page 31 is the ultimate what will the traffic
12 be with improvements.

13 Your Total Future Levels of
14 Service Route Improvements, Table 7.1 , has
15 a.m. peak.

16 Why is there no p.m. peak, what
17 happens with future in afternoon rush, which
18 is the most important period for us?

19 MS. MILANOVICH: Sure. During the
20 afternoon peak period we are projecting a
21 decrease in traffic at all four intersections
22 surrounding the site. Therefore, there were

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1 no improvements required to mitigate the
2 impact of the site.

3 MS. KAHLOW: If we look at the
4 chart on the opposite page on the Future
5 Levels of Service, Chart 6.2, and we look at
6 23rd and I, I believe it says it's F in the
7 p.m. peak.

8 If that's the case, why is there
9 no p.m. peak period in the future analysis?

10 MS. MILANOVICH: You are correct.
11 We are projecting a level of service F for
12 the westbound approach at the 23rd and I
13 Street intersection.

14 When we look at improvements at
15 each individual intersection, we look at
16 improvements that are required to offset the
17 impact of a specific development.

18 So if you look at the future
19 projection level of service without the
20 proposed redevelopment, it is identical level
21 of service to the future levels of service
22 with the proposed redevelopment. So there's

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1 no impact on that.

2 MS. KAHLOW: Let me make sur e I
3 understand. If it's F to F since there is no
4 G, H, I, J, there's no way to measure it. But
5 I'm going to be asking you, why is there no
6 mitigation?

7 Let's also look at the same time
8 as page 30 page 23, which is the background
9 levels of service. There are many Fs on this
10 page: 23rd and I, I an d Latitude Driveway, H
11 and UPD Driveway. There are all kinds of Fs.

12 What are the mitigation measure s
13 for current Fs that are going to stay F?

14 MS. MILANOVICH: The table on page
15 23 which refers to the 20-20 background levels
16 of service, again, those are levels of service
17 that are anticipated without the proposed
18 redevelopment.

19 So if things on Square 5 5 stay as
20 they are today, these are the levels of
21 service that we anticipate would occur in the
22 area surrounding the site.

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1 MS. KAHLOW: But because they're
2 Fs, all these Fs I'm pointing out, what
3 mitigation measures do you propose if any?

4 Since this area is really all Fs ,
5 as we'll discuss in a second about the greater
6 area and not just the immediate four corners,
7 is there any mitigation your firm recommends
8 GW do for this traffic?

9 MS. MILANOVICH: Again, we're
10 projecting a decrease in traffic with the
11 redevelopment of Square 54.

12 If you look at the delay that's
13 projected at the intersection of 23rd and I,
14 for example, because this redevelopment will
15 reduce the traffic at that intersection the
16 delay will actually decrease with the
17 redevelopment. So there is no mitigation
18 required at that location.

19 MS. KAHLOW: Okay. I think I
20 understand. You're looking at those four
21 corners.

22 Why don't we turn to your November

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1 15, 2006 plan, which dealt with all of the
2 intersections that you've discussed today.

3 MR. AVITABILE: I'm going to have
4 to object here. She's referring to the campus
5 plan traffic study that was submitted to the
6 Commission as a part of the first-stage in
7 2006.

8 I believe we've already all --
9 well, two of the five Commissioners have been
10 through that before. The Commission has
11 already ruled and found that the campus plan
12 as a whole based on that traffic study would
13 not have adverse impacts.

14 I don't think that this is the
15 proper venue to go and reopen that discussion
16 already.

17 CHAIRMAN HOOD: Ms. Kahlow, let me
18 just say this to you. If you could tailor it
19 towards this project --

20 MS. KAHLOW: I'm trying to.

21 CHAIRMAN HOOD: -- and this
22 project specifically.

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1 MS. KAHLOW: I'm going to.
2 What --

3 CHAIRMAN HOOD: Hold on. Let me
4 finish. You referenced the campus p lan. We
5 won't have that. If you c ould just tailor it
6 to -- the only reference materials that we
7 have are in front of us today, okay?

8 MS. KAHLOW: Okay.

9 CHAIRMAN HOOD: Thank you.

10 MS. KAHLOW: What I was doing is
11 referring to her testimony. Her tes timony
12 today talked about the 67 intersections.

13 I wanted to talk about the 67
14 intersections besides the four corners around
15 this building, since there is obviously an
16 impact and many of those were at F.

17 So I just wanted to go throug h a
18 couple of them and see what mitigation you
19 think is appropriate for those intersections.

20 If you don't have it, we c an ask
21 DDOT since we asked DDOT to prepare for these
22 specific questions on the 67 for this hearing.

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1 But I just wanted to know if you were
2 prepared to do it. If not we'll ask DDOT. We
3 met with DDOT, gave them the questions, and
4 asked them to prepare for this hearing, for
5 those questions.

6 CHAIRMAN HOOD: We will wait until
7 DDOT comes up and then if appropriate you can
8 ask them.

9 MR. AVITABILE: The only thing I'd
10 like to note, Zoning Commission, if you turn
11 to Findings of Fact 39 and 40 of the order
12 approving the campus plan, you all
13 specifically recognized that there were Levels
14 of Service F throughout the campus and the
15 relationship of this campus plan to those
16 levels of service.

17 Again, this is just something
18 that's already been considered.

19 MS. KAHLOW: I will testify about
20 this so I don't need to debate at this point.

21 CHAIRMAN HOOD: Thank you.

22 MS. KAHLOW: Thank you.

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1 In reference to your question, Mr.
2 Hood, which was excellent, about the community
3 and do we get what we want ever, the answer is
4 no.

5 I wanted to ask one particular
6 thing about streetscape. We are a broken
7 record about segmented benches and we keep
8 asking GW. We found out from DOT it's a
9 standard.

10 Why would GW not have segmented
11 benches as is the case for the rest of Foggy
12 Bottom/West End, both in the West End from the
13 Ritz order and in Foggy Bottom from the IMF
14 order? Why will GW not do the same as the
15 rest of the area?

16 MS. O'NEIL KNIGHT: The university
17 has its own history of providing the bench
18 that is the campus standard. It's been the
19 standard in the past campus plan. It's the
20 standard that we've proposed to DDOT and that
21 was discussed during a variety of community
22 meetings.

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1 I understand that we don't agree
2 on this point and have a difference of
3 opinion. But it is something that has been
4 considered. The university simply has a
5 different opinion.

6 MS. KAHLOW: I don't think you
7 answered my question. Maybe I wasn't clear
8 enough. I understand you have a different
9 opinion.

10 The question is, why is it
11 different from the standard this Commission
12 has in two orders for both Foggy Bottom and
13 West End; why is GW different?

14 MS. O'NEIL KNIGHT: I would note
15 that the Commission has also approved orders
16 that include GW's streetscape components.

17 But to answer your question, one
18 of the things that we do enjoy on our campus
19 is an opportunity for our students to recreate
20 on our campus.

21 And to be perfectly honest, one of
22 the things they like to do when it's warm

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1 outside is sit on a bench, put their legs up,
2 and read a book. Maybe it's a science book,
3 maybe it's a novel; it doesn't neces sarily
4 matter. They are amenities that are used by
5 our community.

6 MS. KAHLOW: Thank you. We will
7 be discussing the reasoning behind it. Thank
8 you.

9 I just used an example since you
10 asked. There are many more and we'll talk
11 about them. Thank you.

12 CHAIRMAN HOOD: Thank you, Ms.
13 Kahlow.

14 Okay. Let's go to the Office of
15 Planning.

16 Ms. Jackson?

17 MS. JACKSON: Good evening.

18 CHAIRMAN HOOD: Let me interrupt.

19 Let's do this. Let's do the
20 Office of Planning's report as well as DDOT's
21 report at the same time.

22 Thank you.

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1 MS. JACKSON: Sure.

2 Good evening, Chairman, members of
3 the Commission. For the record, my name is
4 Arlova Jackson with the Office of Planning.

5 I'll be brief.

6 As you know, the request before
7 you is made by GW to approve of a second-stage
8 PUD as well as further processing of a Foggy
9 Bottom Campus Plan.

10 As mentioned, the Zoning
11 Commission approved the GW Foggy Bottom Campus
12 Plan in March 2007, which required that all
13 future developments be reviewed as second-
14 stage PUDs. This is the second such request,
15 which addresses development within Square 55.

16 The square was approved for C-3-C
17 zoning within the context of the first-stage
18 PUD and identified as an academic,
19 administrative, or medical development site in
20 the campus plan as well as a potential
21 location for underground parking.

22 The project would encompass the

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1 bulk of the square with the exception of three
2 GW residence halls located along its north and
3 west edges.

4 As mentioned, the PUD would
5 consolidate existing science and engineering
6 programs currently housed in 10 buildings into
7 a single facility.

8 The structure would have over
9 370,000 square feet of office, classroom, lab,
10 and administrative space as well as 328
11 underground striped parking spaces. The
12 proposed 110-foot-tall building would have six
13 below-grade levels containing parking and
14 additional program space.

15 Three thousand square feet of
16 retail is planned along I Street.

17 Several curb cuts on the square
18 would be eliminated. Vehicle access is
19 located on H Street.

20 For entry and exit from the
21 parking garage, the existing curb cut on I
22 Street would be widened to handle all loading

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1 activity.

2 The proposed PUD is consistent
3 with the development limits established in the
4 campus plan with the exception of the
5 requested flexibility for relief from court,
6 roof structure, and loading berth location
7 requirements.

8 OP finds that the applicant has
9 addressed and met the review criteria relevant
10 to the proposed development of the site
11 including review standards for PUDs, further
12 processing standards for university uses found
13 in Section 201, and the general exception
14 criteria found in Section 3104.

15 Public benefits and amenities
16 associated with the future development of the
17 GW Foggy Bottom Campus were initially
18 identified and approved as part of the campus
19 plan and first-stage PUD.

20 These generally include a
21 commitment to sustainability, historic
22 preservation, efficient site design, and

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1 transportation demand management efforts.

2 To this end the proposed LEED
3 Silver building would include a green roof
4 around its perimeter, utilize a cistern to
5 capture storm water in excess of DDOE
6 requirements, introduce an energy-efficient
7 cooling and air handling system, and provide
8 110 bicycle spaces on-site.

9 The project would also
10 decentralize parking facilities on campus as
11 well as provide parking spaces and charging
12 stations for six electric vehicles, maintain a
13 historic entry wall and gate, and, as
14 mentioned, may also include a commemorative
15 feature to recognize the former use of an
16 existing building on-site.

17 In response to comments raised in
18 our report, the applicant has provided us with
19 additional information regarding sidewalk
20 dimensions and proposed streetscape
21 improvements.

22 In addition, they've responded to

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1 our questions about how best to accommodate a
2 future Metro entrance on-campus.

3 Therefore, the Office of Planning
4 recommends that the Zoning Commission approve
5 the proposed second-stage PUD.

6 We'll take any questions you have
7 at this time.

8 CHAIRMAN HOOD: Okay. If we can
9 go right to DDOT?

10 Mr. Jennings?

11 MR. JENNINGS: Thank you, Chairman
12 Hood.

13 Good evening, Chairman Hood,
14 fellow Commissioners. For the record, my name
15 is Jeff Jennings. I work for the District
16 Department of Transportation.

17 We did submit our report. Just to
18 give a brief summary of that report, we did go
19 through.

20 And we're content to see that the
21 University Parking Garage is being razed. The
22 1,250 parking spaces will be reduced to

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1 approximately 330 parking spaces. That, I
2 think, speaks highly of the project in
3 general.

4 But overall, our report did -- we
5 did our best to try and address some of the
6 concerns that we initially had with respect to
7 the unloading at the I Street curb cut.

8 We felt the applicant has
9 addressed a number of those concerns. At this
10 point we feel satisfied with the work that the
11 applicant has performed.

12 We're aware of the applicant's
13 transportation management plan which was part
14 of the overall campus plan from four years
15 ago. We did request a couple of small
16 modifications, especially for this building
17 which is rather large, approximately 300,000
18 square feet of building.

19 As far as the lobbies are
20 concerned, people who may not be aware of some
21 of the transportation features in the area,
22 merely putting up digital screens and displays

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1 to let the visitors to the building know of
2 some of the transportation features in the
3 general area. We found that will be very,
4 very helpful.

5 The loading management plan, as
6 you have heard about from the applicant. We
7 did review it and worked on the loading
8 management plan.

9 It's going to be, how would I say,
10 perhaps the first or second attempt to do this
11 quarterly. Unloading of large freight will be
12 something that we'll have to work with the
13 applicant and make sure that it's performed
14 just the way that they have described it in
15 their loading management plan.

16 Crossing the 2200 block of I
17 Street. The reason we featured this in our
18 report -- and we also spoke about this
19 particular type of item, not necessarily the
20 same exact item, during the campus plan, how
21 we're dealing with a demographic that can be
22 difficult to have cross safely at all times,

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1 cross safely at intersections, signalized
2 intersections.

3 The student population has a
4 tendency to cross perhaps at areas that may
5 not be the safest. So that's the reason.

6 When we saw the retail being put
7 in in the 2200 block of I Street across the
8 street from Square 54 retail, we thought it
9 was worthwhile noting that that's an action
10 that will have to be monitored in the future
11 and whether the applicant may need to address
12 the potential future illegal crossing at that
13 intersection.

14 That's something that, again, when
15 I showed and worked with the plan to our
16 pedestrian safety coordinator, he brought that
17 out to my attention as well.

18 The last item that we wish to
19 perhaps have part of the overall Zoning order
20 is this performance and monitoring feature.

21 As stated in our report, there is
22 a host of activity going on, not just inside

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1 the Science and Engineering C omplex but on
2 this particular block in general. There are
3 dormitories, there is retail, and clearly
4 classes that are happening here.

5 What we hope to see -- again, if
6 it could be made part of the order, I think
7 that that would help us, DDOT -- is monitoring
8 all transportation at the site two years after
9 the Certificate of Occupancy is issued a nd
10 then five years after the Certificate of
11 Occupancy is issued.

12 As you stated earlier, I'm j oined
13 tonight by the Asso ciate Director, Karina
14 Ricks. We're available to take questions.

15 Thanks so much.

16 CHAIRMAN HOOD: Thank you, Mr.
17 Jennings.

18 Did either Ms. Ricks or Ms.
19 Steingasser want to add anything?

20 Okay. Let's op en it up for
21 questions.

22 Commissioners, any questions of

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1 the Office of Planning or DDOT?

2 Vice Chairman Schlater?

3 VICE CHAIRMAN SCHLATER: Thank
4 you, Mr. Chair.

5 First, I would like to say that I
6 support DDOT's request for inclusion of
7 performance, monitoring, and evaluation of how
8 these things work. I think it's always good
9 to put things into the order that force us to
10 look back and evaluate the decisions we've
11 made. So I'd be supportive of that.

12 I want to touch base on a couple
13 of items that the ANC raised.

14 The first one is sidewalk widths.

15 I know this -- I saw the streetscape plan
16 here. It looks like the actual open pathway
17 for walking is between 6 -8 feet around the
18 entire site.

19 How do we know that that's
20 sufficient to allow for what is a lot of
21 pedestrian traffic around there?

22 MS. RICKS: Our typical standards

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1 in the commercial area would be a minimum of
2 10 feet. That's our preferred width. In many
3 instances we prefer even wider than that.

4 But right-of-way, of course, is a
5 limited commodity. And so there's trade-offs
6 that need to be made in terms of what the tree
7 box width might be, and the health and
8 vibrancy of those trees and other gr eening
9 elements.

10 There's been a good demonstration
11 by the applicant and a general sensi tivity
12 toward landscaping at the base of the
13 building, which helps to soften sort of the
14 presence of the building.

15 But again, that requires some
16 depth to have really healthy plants that are
17 meaningful rather than just sort of a small
18 landscaped area.

19 I think that we 'd like to work
20 with the applicant a little bit further to see
21 if we can optimize the w idth of those
22 sidewalks as they come through the public

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1 space permitting process. They are somewhat
2 less than optimal but we are dealing with
3 limited right-of-way space.

4 VICE CHAIRMAN SCHLATER: Okay.
5 I'll defer to DDOT and the public space
6 process on that. But in looking at it, it
7 looked a little narrow from my perspective and
8 the ANC has raised the issue. So I think it
9 needs to be addressed.

10 The other issue is this spotlight
11 at 22nd and I Street. I read somewhere that
12 there was a \$250,000 donation by Boston
13 Properties to study the signal --
14 intersection, and that the donation agreement
15 had been signed with DDOT in 2009.

16 What's the status of that study
17 and process?

18 MS. RICKS: That is true. And
19 \$250,000 would be a substantial study.

20 It's actually for the construction
21 of the signal. That's on track, I've been
22 told by our traffic engineers, for

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1 installation hopefully by the end of the year.

2 VICE CHAIRMAN SCHLATER: Okay.
3 Great. Has DDOT been involved in the location
4 of the WMATA entrance discussion?

5 MS. RICKS: We've been involved.
6 I think several of the agencies have had
7 various conversations and shared the desire to
8 try and have an additional entrance to that
9 Foggy Bottom station.

10 But I think, together with the
11 Office of Planning, that we're satisfied with
12 the responses that the applicant has given on
13 that.

14 VICE CHAIRMAN SCHLATER: Very
15 good. Thank you very much.

16 No further questions.

17 CHAIRMAN HOOD: Any other
18 questions of the Office of Planning or DDOT?

19 Commissioner May?

20 COMMISSIONER MAY: I just wanted
21 to touch on the Metro entrance.

22 Your report had suggested that

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1 they should study for this building. But now
2 you're satisfied with them saying that, "No.
3 We were really talking about doing it for this
4 other building," right?

5 Is that what it boils back down
6 to?

7 MS. STEINGASSER: The campus plan
8 identifies it as being accommodated on Square
9 77.

10 Since this building was coming
11 forward first and the neighborhood had
12 expressed interest, we've requested that they
13 investigate putting it on this site since this
14 was the first one.

15 We're satisfied with their
16 explanation and their design of why it can't
17 go there.

18 COMMISSIONER MAY: Okay. Good.
19 That makes it clearer.

20 Also, I'm just curious, do you
21 happen to know what LEED level the city will
22 achieve on the Consolidated Forensics Lab

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1 that's being built now in Southwest?

2 You don't know?

3 MS. STEINGASSER: I don't know off
4 the top of my head.

5 COMMISSIONER MAY: I have this
6 vague recollection that they were act ually
7 getting to Gold. But I could b e wrong about
8 that.

9 MS. STEINGASSER: We can certainly
10 find out.

11 COMMISSIONER MAY: I'm just
12 curious. LEED Silver i s sort of normal for
13 projects now. So even with a lab project, we
14 like to try to push the limit a little bit.

15 I'm not saying that we should
16 absolutely. I understand how much more
17 complicated a lab building is. But it may
18 well be that -- I mean, on the chart you're
19 very close.

20 Thanks.

21 CHAIRMAN HOOD: Any other
22 questions?

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1 Ms. Steingasser, some years ago --
2 I'm going to break my own rule. I know we're
3 not talking about the campus plan but I am.
4 Some years ago the Zoning Commission, the City
5 Council, and all the powers that be at that
6 time were trying to mitigate issues between
7 residents who live there as opposed to
8 students on campuses.

9 I must have missed it. Have we
10 concluded with that and is that finished, or
11 is that an ongoing process and we're still
12 doing that?

13 MS. STEINGASSER: I'm not sure
14 exactly what you're referencing. The
15 communications between the university, the
16 city, and the community are always ongoing.

17 The committee perhaps is what
18 you're referencing?

19 CHAIRMAN HOOD: I just remember
20 when we took back over the campus plans, and
21 this has been at least 11 years ago, I thought
22 that the Office of Planning at that time, and

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1 they probably still are, were trying to
2 mitigate -- I guess you still are -- some of
3 the concerns between the colleges and the --
4 I'm basically talking about West End.

5 MS. STEINGASSER: Are you talking
6 about -- well, we are looking and proposing
7 revisions to the campus plan process as part
8 of the new Zoning Review.

9 That will be looking at kind of
10 unifying the different -- right now each
11 campus plan comes forward with very different
12 information and we're trying to standardize
13 that so that there's a little bit more
14 comparison on impacts.

15 Is that --

16 CHAIRMAN HOOD: Yes. That's kind
17 of where we're going. We're trying to lessen
18 the load.

19 I'll give you an example. I've
20 been here long enough to see 2A would always
21 be in opposition to anything that George
22 Washington had done. That seems to have

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1 lightened up some with concerns. I think
2 that's a milestone. I think we've gotten some
3 ground and we've achieved bringing the two
4 entities closer together.

5 But I'm still now looking at West
6 End. I just want to make sure that that
7 process that we've been talking about for all
8 these years is still ongoing.

9 Hopefully it is. Because I would
10 like to see maybe 10 years from now -- I'll
11 probably be gone. But I'd like to at least
12 see at one point West End get closer together
13 because 10 years ago that was a big issue.

14 MS. STEINGASSER: I think we all
15 would. Yes. It is still going on and we're
16 certainly open to meeting with anybody at any
17 time to hear further comments.

18 I think there's some difference of
19 opinion in what's needed and what will satisfy
20 all parties. But I think the communication,
21 the opportunity to be heard is certainly out
22 there and will continue to be so.

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1 CHAIRMAN HOOD: Thank you very
2 much, Ms. Steingasser.

3 Okay. Is everyone finished asking
4 questions of the Office of Planning?

5 Let's go to cross --

6 MR. AVITABILE: No questions.

7 CHAIRMAN HOOD: I'm glad you came
8 to the table because I was going to skip over
9 you and go straight to the ANC. But I'm glad
10 you came to the table.

11 Chairperson Coder, do you have any
12 questions of the Office of Planning or DDOT?

13 Ms. Kahlow?

14 You can come right on up to the
15 table.

16 MS. KAHLOW: I misunderstood that.

17 Let me start with OP since they
18 spoke first.

19 Looking at your report, let's talk
20 about the pocket park which you mention on
21 pages 3, 10, and 11 of your March 14 report.

22 I'm unclear. Is the John Wilson

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1 Park that was dedicated in 1992 -- what
2 happened to that, and is this new park that
3 you talk about on I Street the same as the
4 applicant pointed out today which is off H
5 Street?

6 Can you clarify what's going on
7 with the parks?

8 Do you want me to show you where
9 it is on your mentions; would that help,
10 Ms. Jackson?

11 MS. JACKSON: No. I'm referring
12 to the new space that would be adjacent to the
13 loading entrance.

14 MS. KAHLOW: Page 16 of their
15 handout today shows that -- if I'm reading it
16 right; I could be reading it wrong -- that
17 it's actually off of H Street. And you have
18 on your document that it's on I Street.

19 MS. STEINGASSER: We're talking
20 about the space between the two residence
21 halls, which is off of I Street.

22 MS. KAHLOW: Okay. If that's the

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1 -- then I was not reading the diagram
2 correctly.

3 Is this the Wilson Park, the John
4 Wilson Park that you are going to be -- is OP
5 in favor of removing the long-standing park
6 that we've enjoyed? Is there any way to
7 incorporate it?

8 It's at the northeast corner in
9 Square 55.

10 MS. JACKSON: I'm not familiar
11 with the John Wilson Park or if it's going to
12 be impacted by the proposal.

13 MS. KAHLOW: It's going to be
14 removed. I'm saying, is this the substitution
15 for it?

16 MS. JACKSON: Not to my knowledge.

17 MS. KAHLOW: Okay. That's news --
18 okay. We'll ask -- that's not what their
19 documents say.

20 For this one, are you worried
21 about the air quality because it is next to
22 the loading dock area?

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1 And are you worried also that the
2 public will actually use it since they have to
3 go through the loading entrance to get to it?

4 MS. JACKSON: Actually, they can
5 access it from the street. And the actual
6 loading activity happens behind the gate,
7 farther away from the proposed green space.

8 MS. KAHLOW: So the trucks are
9 going in the same entrance, passing the park.

10 Aren't you worried about the air
11 pollution for the people sitting in the park
12 from the trucks, and will anybody go there
13 since it's interior to the building?

14 MS. STEINGASSER: It's not
15 interior to the building. It's accessible
16 from the sidewalks off of I Street. And we're
17 no more worried about it than any other park
18 that would be adjacent to any other street.

19 MS. KAHLOW: I'm just saying
20 because the trucks are there. But okay. I
21 just wanted to ask about that.

22 Second, I wanted to ask about the

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1 Metro entrance. We all heard the explanation.

2 When Metro came to the Foggy
3 Bottom ANC in December 2010, they talked about
4 money that developers contribute because they
5 have none of their own.

6 Has OP considered having GW make a
7 contribution for the Square 55 since you think
8 their amenities package could be strengthened
9 and so do we, and if so, how much?

10 MS. STEINGASSER: We've offered no
11 testimony on financial contributions or
12 WMATA's representation to the ANC.

13 MS. KAHLOW: Okay. So you haven't
14 thought about --

15 MS. STEINGASSER: We've offered no
16 testimony on that.

17 MS. KAHLOW: Okay. Well, you talk
18 about it on page 11 and 12. You talk about
19 the entrance and you're encouraging it. And
20 today you just said orally that you didn't
21 think so. So I'm thinking, is there an
22 alternative?

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1 Because you said the amenities --
2 on page 2 at the bottom, "Subsequent second -
3 stage PUDs may also present additional public
4 benefits and amenities appropriate given the
5 impacts and type of development proposed."

6 What do you have in mind for this
7 Square 55 proposal?

8 MS. JACKSON: I think that was in
9 reference to the fact that while the public
10 benefits and amenities were already negotiated
11 and approved, there's nothing that prevents GW
12 from exceeding those.

13 For example, the sustainability
14 levels that were initially anticipated are
15 being exceeded significantly beyond what was
16 originally approved.

17 It's basically saying they can
18 give more if they choose to. In some
19 instances they have.

20 MS. KAHLOW: But you didn't think
21 of anything specific, you had no
22 recommendations; OP, I'm saying?

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1 MS. STEINGASSER: I believe our
2 testimony speaks for itself. We've accepted
3 all the amenities and benefits proffered in
4 the original Stage 1. The further processing
5 and facilitation of Stage 2 has offered
6 additional and we've accepted those.

7 MS. KAHLOW: They did offer
8 additional? I'm sorry. I didn't understand
9 what you said.

10 MS. STEINGASSER: Yes.

11 MS. KAHLOW: What were the
12 additional?

13 MS. STEINGASSER: I believe the
14 applicant testified to those. The addition of
15 the pocket park, the restoration and
16 preservation, the unique pavement in the
17 sidewalk spaces.

18 MS. KAHLOW: All right. Moving to
19 page 6 of your testimony, under traffic and
20 parking you talk about -- that's the lower
21 half of page 6. You talk about problems at
22 23rd and I and 22nd and I.

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1 Are you satisfied that there will
2 be mitigation and if so, what, and it's
3 sufficient given the level of service?

4 MS. JACKSON: That is what happens
5 when non-transportation planners read traffic
6 studies.

7 My comments were based on looking
8 at the tables for existin g conditions and
9 proposed conditions without considering the
10 background conditions that were explained
11 earlier in the testimony. And the fact that
12 without the project the situa tion would be
13 worse.

14 I was looking at before and a fter
15 without considering all the other things that
16 impact traffic. Once that was explained to me
17 I better understand the impact.

18 In addition to that, we've also
19 had testimony from DDOT that no addi tional
20 mitigation is required.

21 So we're satisfied with what's
22 been presented.

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1 MS. KAHLOW: Thank you, Ms.

2 Jackson. That's helpful.

3 I'd like to turn to the DDOT
4 witnesses and their report.

5 My first question has to do with
6 segmented benches.

7 Is it the standard -- since they
8 assist our elderly to be able to get up and
9 down, is it the standard, as my understanding,
10 now for residential neighborhoods; is that the
11 DDOT standard?

12 MS. RICKS: DDOT does have
13 standard furnishings and indeed the DDOT
14 standard bench does have segmentation.

15 However, GW has proposed their own
16 campus plan which has unique furnishings.
17 That is allowable in our code.

18 MS. KAHLOW: Is it preferable to
19 have the segmented since it's your standard
20 and it's the community's preference?

21 MS. RICKS: I think it depends on
22 the context, which is why we allow the

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1 flexibility.

2 MS. KAHLOW: Okay. Thank you.

3 Now if I can turn to -- you had a
4 representative attend for you a meeting on
5 January 20. At that time I gave him the
6 December 7, 2006 questions that we proposed
7 for the campus plan that never got answered
8 about 16 of 67 failing intersections.

9 Did you have a chance to look at
10 those, as I said I was going to raise them
11 today?

12 And what was the underpaying DDOT
13 has for no objectionable traffic impact for
14 the 43 percent increase in density for these?

15 I ask specifically about the ones
16 on this site, 21st and H and 20th and H.
17 Since they are failing in the a.m. and p.m.
18 peak, what do you plan to do about those?

19 MS. RICKS: DDOT is undertaking a
20 larger signal optimization program for the
21 city, and in particular in the downtown core.

22 We are looking at several

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1 intersections that includes some intersections
2 on 23rd and -- well, 23rd Street i n
3 particular, that would help l ook at signal
4 optimization to help move traffic effectively
5 through the downtown.

6 MS. KAHLOW: In this case t hese
7 are both on H Street, which is one of the four
8 sides.

9 Since they're a.m. and p.m. E an d
10 Fs, do you have a ny plan or a ny proposal for
11 those?

12 MS. RICKS: We're looki ng at
13 signal optimization through the network.

14 MS. KAHLOW: I see. Through the
15 whole Foggy Bottom Campus Plan?

16 MS. RICKS: Through the downtow n
17 -- it's not specific to t he campus plan.
18 We're looking at moving traffic through the
19 downtown core of the District.

20 MS. KAHLOW: Is there any
21 particular plan for the area that's the campus
22 plan area?

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1 MS. RICKS: No particular unique
2 plan, no.

3 MS. KAHLOW: Would you be able to
4 provide the written questions that the Zoning
5 Commission asked you all to do in 2006?

6 MR. AVITABILE: Object. That's
7 not accurate.

8 CHAIRMAN HOOD: I would like to
9 hear that.

10 We didn't get something we asked
11 for?

12 MS. KAHLOW: That's correct. Your
13 former chairman --

14 CHAIRMAN HOOD: Chair Mitten?

15 MS. KAHLOW: -- asked us to
16 present and we did. She asked them to do it
17 and we didn't get the answer.

18 MR. AVITABILE: I'm going to
19 object again.

20 There is an order from the Zoning
21 Commission that says you received all the
22 testimony, you reviewed everything, and you

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1 were satisfied based on the testimony that you
2 received, that all the issues were addressed.

3 In addition to WECA's questions ,
4 if you remember Foggy Bottom Association had a
5 traffic expert, Joe Mura, who had a very
6 detailed list of questions . DDOT gave a
7 point-by-point response to those questions.

8 It was all o n the record, you
9 reviewed it all, and you issued a n order with
10 detailed findings of fact on all those issues.

11 Those issues were all appealed to the DC
12 Court of Appeals, who affirmed the order.

13 I think we're just going down a
14 road that we don't need to go down. It's
15 already been discussed.

16 CHAIRMAN HOOD: Let me just ask
17 this.

18 MS. KAHLOW: I will testify a bout
19 this.

20 CHAIRMAN HOOD: But again, we want
21 to stay specific to what is before us tonight.

22 What I'm more interested in,

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1 because there are times that some things get
2 by us -- there was something that we asked for
3 that we did not get?

4 MS. KAHLOW: That is correct. Ms.
5 Mitten decided to go a head, that she had
6 enough information to move ahead.

7 CHAIRMAN HOOD: Oh, okay.

8 MS. KAHLOW: She acknowledged that
9 the WECA questions in the oral discussion of
10 the order were never answered.

11 We gave them to DDOT in advance so
12 they would be answered this time since they
13 impact this site. I have that attached to our
14 testimony.

15 CHAIRMAN HOOD: Let me say this to
16 you, Ms. Kahlow. Your question that you just
17 mentioned to me, at the time the chairperson
18 -- my former chair colleague, Ms. Mitten -- we
19 moved forward. I guess all of us decided to
20 move forward with the information we had.

21 So I will say that we don't need
22 to go back to that. Let's move forward.

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1 MS. KAHLOW: Okay. Since I gave
2 it to them I just wanted to ask. They aren't
3 ready so that's fine. I thought I could ask.
4 I was following up on that.

5 Is there a reason -- my last
6 question of DDOT -- that there's no mention of
7 level of service anywhere in your five -page
8 report?

9 MS. RICKS: I don't think that we
10 find the level of service to be objectionable
11 with this development. That would be the
12 reason we haven't mentioned it.

13 MS. KAHLOW: Even though there's
14 Fs everywhere because -- it's not because of
15 this, you're saying?

16 MS. RICKS: That's correct. The
17 background traffic is already contributing to
18 those Fs.

19 MS. KAHLOW: As I understand, you
20 just said that one thing you're looking at is
21 signalization.

22 Are you looking at anything else

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1 besides signalization?

2 MS. RICKS: Certainly the District
3 is looking at encouraging alternative modes,
4 decreasing traffic congestion in the city
5 generally, and encouraging the use of transit
6 for all commuters traveling through the
7 downtown core.

8 MS. KAHLOW: I worry about
9 emergencies but I'm sure you do too;
10 presidential motorcades and emergencies.

11 Thank you very much and nice to
12 meet you. Thank you.

13 CHAIRMAN HOOD: Okay. Thank you
14 very much, Ms. Kahlow, Office of Planning, and
15 DDOT.

16 Let's move right along. We're now
17 going to have the report of ANC 2A.

18 Also, I can mention I think Ms.
19 Jackson has already alluded to the other
20 government agencies that have responded. It's
21 actually in her report very well-done.
22 Somewhere in here where -- Fire and Emergency

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1 Medical Services, no objections --

2 Ms. Jackson, can you help? Oh, I
3 see it.

4 And the other two. DDOE, who will
5 respond on the part of building permits, and
6 also DC Water. At this time no response or
7 review as part of building permit. And as I
8 stated, Fire and Emergency Medical Services
9 (FEMS) staff indicated no objections to the
10 project.

11 That's all that we received from
12 other government agencies, I believe.

13 Okay. Chairperson Coder?

14 MS. CODER: Great. Thank you.

15 Again, Rebecca Coder. I'm Chair
16 of ANC 2A, representing the West End and Foggy
17 Bottom. I appreciate the opportunity tonight
18 to present the ANC's position on this matter.

19 One clarification. We did object
20 to this and outline the specific concerns in
21 our report.

22 Today I just wanted to expand on

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1 some of the critical themes presented for the
2 Commission.

3 CHAIRMAN HOOD: Chairperson Coder,
4 let me make sure I understand. Your letter
5 was in opposition?

6 MS. CODER: Yes.

7 CHAIRMAN HOOD: I thought it was
8 in support with concerns. Maybe I misread it.

9 MS. CODER: It should say
10 objection.

11 CHAIRMAN HOOD: "That ANC 2A has
12 an objection to the application and wishes to
13 bring" -- okay. All right. That's what
14 happens when you speed-read. I'm sorry.

15 MS. CODER: This is obviously th e
16 second development that the Zoning Commission
17 is looking at as far as it relates to G W out
18 of 16 that are proposed through 2027.

19 I think thes e developments will
20 have an impact on the neighborhood, both
21 positive and negative.

22 As the Commission knows, Square 54

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1 is coming online as we speak.

2 Square 55, we believe, needs to be
3 looked at within this overall context as it
4 relates to the increase in automobile and
5 pedestrian traffic.

6 To Ms. Kahlow's point from WECA ,
7 I've highlighted where on the map today as far
8 as it relates to vehicle peak hours and level
9 of service where the Es and Fs are.

10 As it's been pointed out, there
11 will be an increase from D to E at 23rd and I
12 that the Office of Planning spoke about.

13 But there's significant traffic
14 congestion that already exists as it relates
15 to these sites. We think it's important to
16 note that.

17 I think our sense is that this
18 will be increasing as more of these
19 developments come online as well as other
20 developments in the neighborhood.

21 The applicant has articulated a
22 desire to decrease and disperse kind of the

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1 sheer number of cars associated with the
2 University Parking Garage, which is great.
3 However, I think it's important to note that
4 they're moving within a one-block radius of
5 the site.

6 Square 54 itself has 1,026 spaces
7 that will be included there, of which a subset
8 of those are for the university's use. Square
9 55 as far as self-park will have 327 spaces.
10 And Square 77, which is a future site for
11 development, will also see an increase to 339
12 spaces for a total of 1,692 total proposed
13 spaces self-park within this one-block radius.

14 While we're subtracting those at
15 UPD and Latitude, in reality it represents a
16 net increase of 420 spaces within the one
17 block that I mentioned.

18 Just to reinforce, while the
19 demand for parking is not likely to increase
20 significantly and the university has said it
21 will use its best resources to reduce the
22 number of trips to the campus, there is

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1 clearly an increase going on.

2 So if there's not this need for
3 additional parking because we're not
4 increasing the number of students or faculty,
5 I think the question we're asking is why do we
6 need to add so much more parking, and how does
7 that kind of go against the idea of reducing
8 vehicle trips as it relates to the campus from
9 your perspective?

10 As it relates to pedestrian
11 activity and deficiency, we've talked a lot
12 about that what we're creating will generate
13 greater pedestrian use.

14 These two maps are from the Wells
15 study, which is the DC Pedestrian Master Plan.

16 It shows that within the surrounding block
17 the levels are at either Orange or Red, which
18 are the greatest level of pedestrian activity
19 and the greatest level of pedestrian
20 deficiency. The dots represent actually
21 injuries.

22 I think it's important to note

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1 that these results were done prior to the
2 opening of Square 54 and the I Street retail
3 plaza as well as this building.

4 I think one of the Commissioners
5 touched upon this. We're increasing the
6 amount of activity, pedestrian activity
7 specifically, that's going to surround this
8 property related to the I Street retail
9 corridor. It plays an important role as far
10 as a connection to the current Foggy Bottom
11 Metro and hopefully a future one.

12 But I think what we were
13 disappointed to see was that the university
14 only suggested pedestrian clearways of 6 feet
15 even though this is considered a primary
16 campus street.

17 Given the intended amount of
18 pedestrian traffic, the ANC would prefer to
19 see a commitment to pedestrian clearways of at
20 least 8 feet surrounding the entire site with
21 the exception, I think, of the historic
22 buildings that were mentioned that can be

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1 included.

2 I just want to speak to kind of
3 why we're bringing up in the context of this
4 development and I think as it relate s to the
5 campus plan as a whole.

6 We think what was missing from the
7 final order of the Zoning Commission was the
8 most important public benefit. That is a
9 second Metro entrance for the Foggy Bottom and
10 GW station.

11 It doesn't appear in the order a s
12 far as it being approved. There's been some
13 reference to it but there's nothing specific
14 in that order that says, "You will accommodate
15 a second entrance."

16 I want to point out that we don't
17 misunderstand the Zoning Regulations, as the
18 applicant might suggest. Modificatio ns to
19 approved PUDs are allowed pursuant to 11 DCMR
20 Section 2409.9.

21 We don't misunderstand the DC
22 Court of Appeals' decision either, which spoke

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1 much more specifically; not to the specific
2 amenities that were proffered but to the
3 enforceability of delivering the amenities
4 that were proffered.

5 I think for all of us this is a
6 bit of unchartered territory because we're
7 taking a campus plan and we're combining it
8 with the conditions of a Phase 1 PUD. It's in
9 place a lot longer than a traditional campus
10 plan, and that is for almost 20 years to 2027.

11 I think for those reasons the ANC
12 believes that it's probably likely that there
13 will be changes and adjustments made to what's
14 proposed and what should be proffered.

15 And I think, as the Office of
16 Planning suggested, that subsequent second-
17 stage PUDs may also present additional public
18 benefits and amenities as appropriate given
19 the impact and types of development proposed.

20 I guess I would argue this. Even
21 if you were to disagree with the Commission
22 about that, it should be noted that there's

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1 the opportunity to rethink what's already been
2 proffered.

3 In the past there are examples o f
4 where -- I believe it was the IMF case
5 specifically -- where something was proffered,
6 and the developer came back a nd exchanged it
7 with something else that made more sense.

8 So it's not something that hasn't
9 been done before. I think as the Zoning
10 Commission looks at these, it's something to
11 think about for the future.

12 Just an apples to a pples
13 comparison of Square 54 and 55 amenities --
14 excuse me, I have a col d which is why I'm
15 using the Kleenex -- the PUD flexibility that
16 both asked for as far as S quare 54 and Square
17 55 was the upzoning to C-3-C.

18 They both have a heig ht of 110
19 feet.

20 As it relates to Square 55 it's a
21 lot occupancy of 90 percent, versus 77 percent
22 for Square 54.

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1 As the applicant noted -- thank
2 you -- there is other specific relief
3 requested as it relates to Square 55.

4 From the transportation management
5 perspective, Square 55, 325 parking spaces
6 including six for electric cars. Square 54,
7 1,026 parking spaces.

8 I got this backwards. But for
9 Square 54 it's 100 percent streetscape around
10 the sites versus approximately 65 percent for
11 Square 55.

12 There's five loading bays for
13 Square 54 and one loading bay for Square 55.

14 Both offer bike spaces.

15 Both have a transportation
16 management manager.

17 As far as historic preservation
18 there is the demolition of Building K, which
19 for certain members of the community is
20 significant.

21 Housing was offered as a Square 54
22 benefit.

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1 They both are looking to LEED
2 certify. As it relates to Square 54, there is
3 a 29,000-square-foot green roof.

4 The use of special value, there
5 wasn't anything articulated. But I guess it's
6 the 3,300 square feet of retail and the pocket
7 park, which we assumed was about 500 square
8 feet.

9 Compared to the use of special
10 value at Square 54 which was 83,000 square
11 feet of retail including a grocery store --
12 I'm happy to report it's a Whole Foods --
13 60,000 square feet for the retail plaza, a
14 29,000-square-foot public courtyard, the
15 \$250,000 stoplight construction and install,
16 and \$100,000 actually towards a Metro second
17 entrance feasibility study.

18 What should be noted is that WMATA
19 did not receive a contribution of \$100,000
20 because, the way the language read, it needed
21 to be providable for the issuance of the
22 building permit. Instead it was directed to

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1 the Housing Production Trust Fund.

2 A little bit about the case for
3 the Foggy Bottom-George Washington University
4 Metro Station.

5 This data shows the continuing
6 increase in use for the Foggy Bottom Metro
7 Station. It represents the most significant
8 increase for what WMATA considers the west
9 portion of the city. It's 6 percent -- I'm
10 sorry, it's 8 percent.

11 If you compare that to where other
12 development has happened, only Gallery Place
13 and the Southwest Center have seen similar
14 levels of growth. Far more significant, but I
15 think it's important to point out that where
16 others have either stayed the same, this one
17 has increased to 8 percent.

18 As I think was referenced by Ms.
19 Kahlow, at ANC 2A's December meeting WMATA
20 presented pretty well-defined plans. They
21 said they're at the point where they can just
22 punch something out to create this second

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1 entrance. It's a pretty low-complexity
2 project.

3 I think the estimated total cost
4 is around \$30 million. In addition, they
5 indicated that this will not be part of their
6 future capital budgets and they will be
7 looking at the District and private entities
8 for such funding.

9 They noted that they would have
10 liked to have seen a second entrance included
11 at Square 54, but the timing did not work for
12 the developer and they were open to other
13 sites.

14 I think, as GW mentioned, what's
15 wonderful to see is that the majority of the
16 commuters to the campus use public
17 transportation. And related to that, commuter
18 rail. In fact, 37 percent of faculty and
19 staff take the Metro and 53 percent of
20 commuting students take the Metro. So it's
21 good to see and I think it reinforces the need
22 for the second entrance.

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1 As the Commission may know, in
2 February 2011 there was an escalator collapse,
3 which simply reinforces the public safety need
4 for a second entrance.

5 I've included a quote from someone
6 who was Tweeting about this. "It was a
7 complete mess. It took about 20 minutes for
8 me to go from my train to above-ground through
9 the ground. I got a good look at the crumbled
10 stairs. WMATA is very, very lucky that one or
11 two people who fell into the hole didn't get
12 seriously cut or injured on the stairs'
13 teeth."

14 Issues at the aging Metro stop
15 demonstrate the clear need for improving
16 access to the stop quickly, which could also
17 improve pedestrian safety and access to the
18 related I Street retail corridor.

19 GW is above its parking
20 requirement as it relates to the campus plan
21 and has shown that there is underutilized
22 parking at the Kennedy Center which they can

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1 use.

2 Traffic congestion in this area is
3 significant, with peak levels of service for
4 the major commuter routes that surround the
5 campus at or above capacity.

6 The majority of commuting students
7 and more than a third of the staff and faculty
8 rely on the Metro.

9 The Foggy Bottom stop is
10 considered a core stop and it's the only one
11 of the top eight that has a single entrance,
12 which poses a significant public safety
13 hazard.

14 I think our point is, if the goal
15 is smart growth and the development site can
16 support a second entrance, why not expedite
17 it?

18 Or at the very least, as I said
19 before, perhaps the Zoning Commission can
20 rethink the current proffer of all this
21 parking and build one less floor at Square 55.

22 This would in fact fund a fifth of the cost

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1 of a second Metro entrance.

2 Just a little bit as it relates to
3 historic preservation. I've only been on the
4 Commission for two years. In looking through
5 the documents I just want to note that there
6 was no reference to Building K as far as its
7 architectural or historic significance to the
8 Foggy Bottom/West End's African-American
9 roots.

10 This is Liberty Baptist Church
11 which was built in 1914, which is now Building
12 K, by Milburn, Heister, and Company. It was
13 built free and clear as the home for Liberty
14 Baptist Church, one of a cluster of Foggy
15 Bottom black Baptist churches dating to the
16 Civil War.

17 It was also the meeting place of
18 the Lincoln Citizens Association, which was a
19 neighborhood association for African-Americans
20 who were not allowed to join the other
21 neighborhood association. They were very
22 involved in fighting what were considered the

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1 slum-clearing efforts of the federal
2 government at that time.

3 So its history has significance .
4 And there aren't a lot o f examples of our
5 neighborhood's African-American past, which is
6 why this is important to the neighborhood.

7 This is Building K today, on the
8 left, compared to 1954. The building itself
9 is pretty recognizable when you compare it to
10 the 1954 photo.

11 The 1914 structure remains intact.

12 There have been some slight adjustments to
13 the top as far as the cornice and the windows
14 in the center.

15 I think the ANC was just extremely
16 disappointed the university did not ev aluate
17 options to at the very l east keep the facade
18 intact, as it has done or plans to do with
19 other properties which we would say have far
20 less significance from a historical
21 perspective.

22 We talked a little bit about the

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1 campus plan caps earlier. Included in this
2 section is reference to a recent resolution
3 that the ANC passed.

4 There was some discussion at an
5 economic summit that Mayor Gray held whereby
6 there was reference to potentially removing
7 the caps as it relates to the university. The
8 ANC would be opposed to that.

9 The university has expressed its
10 commitment, and we look forward to seeing that
11 into the future, as far as managing both their
12 growth and what's important to the
13 neighborhood as far as ensuring that there are
14 other things besides GW in Foggy Bottom and
15 West End.

16 I'll reiterate that what the
17 Zoning Regulations require for the development
18 flexibility and relief that we're talking
19 about is that a project offer a commendable
20 number of quality public benefits which
21 protect and advance the public health, safety,
22 welfare, and convenience.

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1 We remain opposed to the
2 development and would ask that the Zoning
3 Commission take what we've outlined into
4 consideration in its final order.

5 With that, thank you.

6 CHAIRMAN HOOD: Thank you,
7 Chairperson Coder.

8 Commissioners, any questions of
9 Chairperson Coder?

10 Commissioner May?

11 COMMISSIONER MAY: I want to talk
12 about the parking for a second.

13 In your calculation of the parking
14 numbers you rolled Square 54 total parking
15 into the campus total?

16 MS. CODER: I did.

17 COMMISSIONER MAY: You did. And
18 why was that? Only a small portion of it is
19 actually going to be used by the university,
20 right?

21 MS. CODER: I think that the
22 university has said they have access to about

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1 a third of the parking currently with --

2 COMMISSIONER MAY: Right.

3 MS. CODER: -- the ability to
4 access at least 100 more spaces. So I mean, I
5 think it's more so the c ampus plan in total.
6 The Square 54 site is part of the campus.

7 COMMISSIONER MAY: But it's not
8 spaces that are going to be used by the
9 university. There are other -- those spaces
10 are not university parking spaces.

11 I don't understand why you woul d
12 want to add those in. That's l ike adding in
13 the building across the street from the
14 campus.

15 MS. CODER: W ell, I guess it's
16 just to say that as far a s moving the parking
17 spaces, while they may not be using all of
18 them, they have the right to use them if they
19 want. If students or professors decide that
20 they want to park there, they can.

21 COMMISSIONER MAY: They could also
22 park in a building on K Street, rig ht? Or

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1 they could park in the Kennedy Center if they
2 wanted.

3 MS. CODER: Right. I think we're
4 just talking about the total level of
5 development that's happening within the campus
6 boundaries as it relates to the parking.

7 COMMISSIONER MAY: I'm not sure
8 how the development of Square 54 fits into
9 that since I wasn't part of that case. I
10 didn't decide that case so I don't understand
11 necessarily how that fits in.

12 But looking at the number of
13 spaces that are provided by the university,
14 I'm not sure that calculating 1,000 spaces
15 when only 300-and-some are actually going to
16 be used is the right way to look at it.

17 If you look at the overall math on
18 the parking spaces, it looks like they are
19 going to be reducing the total number of
20 parking spaces down to about 3,300, right?

21 MS. CODER: Which would be greater
22 than the 2,900 that they need to have on the

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1 campus.

2 COMMISSIONER MAY: Right. I guess
3 I can ask this of the applicant. But that
4 number, there's a minimum number that's
5 specified. Is there a maximum number that's
6 specified?

7 I got a nod saying that there's no
8 maximum that's specified.

9 I'm getting the sense that when
10 the Phase 1 PUD was passed the issue was
11 making sure that there was sufficient campus
12 parking and not too much campus parking.

13 Are you saying that now the issue
14 is that there's simply too much campus
15 parking?

16 MS. CODER: I think that's the
17 question as far as how much should there be as
18 it relates to the campus.

19 We've talked about the level of
20 service and how much more cars do we need to
21 add versus other modes of transportation as it
22 relates to the campus. And clearly with the

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1 Kennedy Center there is an example of space
2 that's unutilized.

3 COMMISSIONER MAY: It does raise a
4 good question for the applicant again whether
5 they've considered the possibility of making a
6 permanent arrangement with the Kennedy Center,
7 which would keep more spaces a bit more
8 remote. But I'll save that question for them.

9 MS. CODER: Okay.

10 COMMISSIONER MAY: I guess on the
11 historic preservation front I have a question.

12 It seems pretty apparent to me
13 that the facade of that building has been
14 significantly changed. Even if it's
15 recognizable, it's significantly changed.

16 I'm wondering, do you have any
17 reason to think that it really actually should
18 have been included as a contributing structure
19 or is it just that you like the building?

20 MS. CODER: No. I think it was
21 the -- it seemed like the history was not
22 known by anyone, and so it was not shared with

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1 the community or anybody else as far as
2 whether or not it should have been considered.

3 I think as far as the changes that
4 were made, they're not significant changes to
5 change back either. It seems like it's doors,
6 a window, and a cornice.

7 COMMISSIONER MAY: I spend a lot
8 of my day dealing with historic preservation
9 so I get lots of different opinions. I'm not
10 making any recommendations now.

11 MS. CODER: I'm not an expert.

12 COMMISSIONER MAY: I'm not an
13 expert either. I just have to deal with it a
14 lot.

15 I don't have any further
16 questions.

17 MS. CODER: Okay.

18 COMMISSIONER MAY: Thanks.

19 CHAIRMAN HOOD: Thank you.

20 Chairperson Coder, let me just ask
21 -- I actually mentioned this e arly on. I
22 looked at your ANC let ter. And I k now you

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1 just gave us your presentation tonight.

2 Out of this Exhibit 21, a letter
3 you all submitted February 22 --

4 MS. CODER: Yes.

5 CHAIRMAN HOOD: -- you outline a
6 number of different things which, I see now,
7 resolve that the ANC has an objection. I'm
8 used to reading it as resolve that a
9 particular ANC has no objections so I
10 understand why I said my remarks earlier. But
11 it says there this is in opposition.

12 Some of these issues, topics --
13 community amenities, you just spoke on that.
14 You just talked about historic preservation.
15 But the construction management plan, no
16 effective development.

17 You heard Mr. Avitabile say that
18 he believes he addressed some of these to the
19 liking of the ANC.

20 Is that correct? Some of them,
21 all of them, or none of them?

22 MS. CODER: Definitely some. I

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1 think the gesture as far as a plaque is great
2 related to Building K. We would prefer to
3 have more but can appreciate that that may be
4 impractical.

5 I think they addressed the concern
6 around additional shuttles running through the
7 Historic Foggy Bottom District. They've
8 located that so it runs on the main road and
9 does not run through there.

10 I think we'd like to see something
11 that's more concrete related to the second
12 Metro entrance, whether it's feasible at this
13 site or at the next site.

14 I think those are probably the big
15 themes. And obviously to have that stoplight
16 put in before Square 54 opens and Square 55.

17 CHAIRMAN HOOD: I think tonight --
18 I hope I'm not misspeak ing -- I heard Vice
19 President Knight mention that they were
20 looking at, I think it was 77.

21 Was it Building 77?

22 MS. O'NEIL KNIGHT: Square 77.

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1 CHAIRMAN HOOD: Square 77 as far
2 as a potential way to put the second Metro
3 site.

4 MS. O'NEIL KNIGHT: Correct.

5 CHAIRMAN HOOD: I think that's
6 what we all heard tonight.

7 I'm just trying to see how far
8 apart we are. That's kind of where I'm going
9 here.

10 It looks like i f that issue is
11 okay -- and I know the ANC ha sn't voted on
12 that yet. If that is in the pipeline, does
13 that lessen the opposition, I guess?

14 MS. CODER: I mean, I think if
15 there was more of an understanding around the
16 timeline for when that next entrance or that
17 next development would happen. Because right
18 now I don't think there is a timeline, I don't
19 think there is fund ing, and I don't think
20 there is anything else.

21 I guess rela ted to that, as I
22 said, what WMATA told us was this is putting a

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1 hole in the ground. It's not a hugely complex
2 project from their perspective.

3 Is there work or preparation that
4 can be done now as part of this to make it
5 efficient for when the Metro station would
6 open?

7 I would add that GW is the 800 -
8 pound gorilla here. So they can get DC to
9 step up to the plate as far as funding this.
10 I mean, I'm not saying you can do that.

11 But our thing is if they can
12 spearhead it and start to drive towards that
13 goal sooner rather than later, I think it
14 would benefit everybody.

15 CHAIRMAN HOOD: All right. Any
16 other questions, Commissioners?

17 I want to thank you.

18 Commissioner Turnbull?

19 COMMISSIONER TURNBULL: Thank you,
20 Mr. Chair.

21 Just following up on what points
22 you're raising. It sounds like you want to

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1 see more of a written commitment from the
2 university regarding this Metro stop.

3 It is tough. It's a lot of money.

4 Donors like to see their names on buildings,
5 not on things that no one sees other than
6 Metro stops.

7 So I know that they're going to
8 have a problem trying to get a partner who
9 could do that. But I understand your concern.

10 I understand your concern.

11 I'm not sure to what level the
12 university can commit or to what -- you may
13 think they have more pressure on the mayor and
14 the City Council other than what they really
15 have.

16 But maybe we can get some kind of
17 initiative from them that Square 77 is a
18 designated place that makes sense for the
19 community and the university to look at.

20 I'm not sure, Mr. Chair, how far
21 we can go down that road but something to
22 think about.

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1 CHAIRMAN HOOD: We're going to go
2 as far as we can, Mr. Turnbull.

3 COMMISSIONER TURNBULL: We always
4 go forward.

5 CHAIRMAN HOOD: Let me just say
6 one thing. She brings up a good point about
7 the timeline. I know GW wouldn't do this, but
8 build everything else and 77 would still be
9 there. So that's one of the issues I think we
10 want to take under consideration.

11 COMMISSIONER TURNBULL: I would
12 agree.

13 MS. CODER: Thank you.

14 CHAIRMAN HOOD: I actually said
15 that so they could hear so they can prepare
16 their remarks before they come up here.

17 Have a seat, Chairperson.

18 MS. CODER: All right. Sorry.

19 CHAIRMAN HOOD: Does the applicant
20 have any cross-examination?

21 COMMISSIONER MAY: Mr. Chairman,
22 could I ask one follow-up? I forgot to ask

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1 this question before.

2 The ANC has not appointed any
3 members to the working group or committee or
4 whatever it is? I'm not sure exactly what the
5 title is.

6 MS. CODER: To the advisory group?

7 COMMISSIONER MAY: Advisory.
8 Okay.

9 MS. CODER: I have attended as an
10 individual. But the ANC collectively has not
11 agreed to appoint anybody.

12 COMMISSIONER MAY: Is that a
13 deliberate decision not to partake?

14 MS. CODER: My understanding is it
15 was a decision of the ANC before I got on.
16 There was concern that it would somehow or
17 another dilute the authority of the ANC.

18 I think there's -- just from being
19 on the ANC for a few years, I think there's --
20 we attend a lot of community meetings. Just
21 the efficiency of using the ANC regular
22 meetings versus having additional meetings

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1 outside of that on such a formal basis. It's
2 a big commitment.

3 COMMISSIONER MAY: Is the ANC
4 actually required to send ANC members or is it
5 the ANC appoints five members?

6 MS. CODER: I believe there can't
7 be more than a maximum of three ANC members on
8 it. And they can appoint other people from
9 the neighborhood.

10 COMMISSIONER MAY: Right. Okay.
11 It just seems to me that this is an
12 opportunity for the ANC to have a real
13 influence as a block --

14 MS. CODER: Yes.

15 COMMISSIONER MAY: -- within that
16 Advisory Committee. It's an opportunity lost.

17 I'm really puzzled as to why the ANC would
18 not want to fill that.

19 Is it possible to revisit that
20 decision?

21 MS. CODER: I think everything is
22 possible. Yes.

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1 COMMISSIONER MAY: Okay. It
2 certainly makes sense to me.

3 CHAIRMAN HOOD: I would also
4 concur with Commissioner May.

5 We have a new chairperson. I do
6 know of the former chairpersons and the former
7 Commissioners. I know that this Commission at
8 the time wholeheartedly supported that effort.

9 I think if it's not done at this time, it's
10 missed opportunity.

11 You're the chairperson. Now, I
12 don't want you to go in there and go say what
13 we say, and everybody disagrees with you and
14 votes you out. So don't do that. But try to
15 ease it down. Hopefully this missed
16 opportunity, we can pull it together and then
17 we can see.

18 I appreciate the many meetings
19 that ANC Commissioners go to. I understand it
20 myself. I know exactly how that works.

21 But I think in this case, one more
22 meeting every maybe four months or three

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1 months hopefully. You have some say-so to how
2 often you meet.

3 MS. CODER: That's true.

4 CHAIRMAN HOOD: So hopefully yo u
5 will be able to do that.

6 MS. CODER: You're right. It's
7 something that we should revisit.

8 CHAIRMAN HOOD: Okay. We'll be
9 looking forward to hearing on down the line
10 that you all have done that.

11 MS. CODER: Yes. The next time.

12 COMMISSIONER TURNBULL: Okay. Do
13 you have cross-examination, Mr. Avitabile?

14 MR. AVITABILE: Just one quick
15 question.

16 Understanding that you weren't on
17 the ANC at the time, you seem to make a big
18 deal about how the second Metro entrance could
19 be a significant benefit to the community.

20 Why didn't the ANC bring this up
21 or ask for some sort of contribution towards
22 the second Metro entrance during the two-year

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1 community-based planning process that went
2 along with the campus plan and first-stage PUD
3 about four or five years ago?

4 MS. CODER: I think you answered
5 my question for me. I wasn't on the ANC at
6 the time so I can't speak to what the thinking
7 was as far as why or why not.

8 MR. AVITABILE: Okay. Thank you.

9 CHAIRMAN HOOD: In fairness to
10 her, you probably could have asked us that
11 question because we were here.

12 Okay. Let's see. Ms. Kahlow, do
13 you have any cross-examination?

14 MS. KAHLOW: No, I do not.

15 CHAIRMAN HOOD: Okay. Thank you
16 very much.

17 COMMISSIONER TURNBULL: Mr. Chair,
18 I just had one.

19 Commissioner Coder brought up the
20 Liberty Baptist Church, Building K. I think
21 there probably should be some type of a
22 recognition of the site.

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1 There's many ways to do that
2 nowadays with either a marker or a plaque.
3 There's a lot of new technology that would
4 allow that plaque to either, you know -- some
5 type of recognition more than just a simple
6 word etched.

7 I think it is a significant part
8 of the community's history. And I think it
9 would be a gesture to the previous community
10 to have something on the site.

11 CHAIRMAN HOOD: I would agree with
12 you, Mr. Turnbull.

13 I think as we look at that, in
14 talking about a plaque or placard recognizing
15 what happened in that community some years
16 back, I would say that we want to look at
17 Rhode Island Avenue Metro Station and do much
18 better than what we did at Rhode Island
19 Avenue.

20 That plaque, a lot of people don't
21 even notice it's there. It was an old
22 graveyard and a lot of people don't really

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1 realize.

2 We need to step up the game here
3 to recognize that. We can do a lot more than
4 what was done at Rhode Island Avenue. That's
5 just for the applicant to hear that and
6 hopefully that will be taken care of.

7 Anything else, Commissioners?

8 Thank you very much.

9 MS. CODER: Thank you.

10 CHAIRMAN HOOD: Now I'm going to
11 go to organizations and persons in support.

12 Let me just do this for those who
13 are not going to be testifying.

14 How many people are here in
15 support, if you'd just raise your hand?

16 I'm just curious, how many people
17 besides the party in opposition who are here
18 in opposition and raise your hand?

19 Okay. I do that for a reason. So
20 if you were thinking, "I need to testify," we
21 have a sign of those who are here in support.

22 Let me call the organizations or

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1 persons in support from the list that I have.

2 Sally Kram, Anne Savage, Cynthia
3 Jachles, James Morris, Dr. Lipscomb, and Dr.
4 Korman.

5 I broke it up because I understand
6 there are different groups. Staff was able to
7 break up into groups that wanted to come in
8 this order.

9 Sally Kram, Anne Savage, Cynthia
10 Jachles, James Morris, Dr. Lipscomb, and Dr.
11 Korman. You all can come up. If you have
12 your cards you give them to the court reporter
13 to my right.

14 We're going to start with Sally
15 Kram from the Consortium.

16 Everyone else, you want to give
17 your cards to the court reporter to my right.

18 Ms. Kram, you may begin. Turn
19 your microphone on.

20 MS. KRAM: Thank you, Commissioner
21 Hood.

22 Good evening, Commission members

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1 and staff. My name is Sally Kram and I am the
2 Director of Government and Public Affairs of
3 the Consortium of Universities of the
4 Washington Metropolitan Area, a regional
5 organization representing the 14 major
6 institutions of higher education in the
7 Greater Washington Area.

8 I am here this evening to speak on
9 behalf of the George Washington University
10 proposal to construct a Science and
11 Engineering Complex on Square 55. My remarks
12 are supported by the nine nonfederal DC
13 members of the Consortium, which are listed in
14 my testimony.

15 I bring to my remarks a rather
16 extensive background in zoning, particularly
17 in campus planning. For four years I was a
18 member of the Comprehensive Plan Vision Task
19 Force, followed by another two years as a
20 member of the Comprehensive Plan
21 Implementation Task Force.

22 I monitored the approval of the GW

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1 campus plan when the Science and Engineering
2 Center was preliminarily discussed as part of
3 that plan.

4 It is from this perspective that I
5 testify tonight.

6 I also admit to a certain bias.
7 I'm very interested in encouraging the
8 District of Columbia to grow into a new area,
9 a knowledge-based economy.

10 Our laboring jurisdictions have
11 long ago recognized the value of higher
12 education.

13 As I said in testimony before this
14 body in 2007, 20 years ago business leaders in
15 Montgomery County determined the county could
16 only achieve its full potential if it had
17 higher education presence within the county
18 borders. It donated land, provided capital,
19 and built the campuses at Shady Grove.

20 Over the past 15 years that
21 project has contributed more than \$400 million
22 to the county's economy and generated

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1 thousands of new businesses and jobs. The
2 spin-off jobs and economic development have
3 only been magnified by the ensuing four years.

4 In the same space of time there
5 has been limited research-oriented
6 construction in the District of Columbia.

7 Tonight that deficiency can be
8 rectified as the Zoning Commission considers
9 this exciting proposal from one of the city's
10 foremost anchor institutions, a Science and
11 Engineering Center at The George Washington
12 University.

13 Since 2007 I began visiting with
14 the heads of research at Consortium member
15 institutions. I asked them about their needs.

16 In short they all indicated that space,
17 particularly space tailored to scientific
18 exploration and collaboration, was at a
19 premium.

20 As required by the current campus
21 planning and planned unit development
22 regulations, additional approvals are now

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1 necessary to consider the specific proposal
2 for the Square 55 project.

3 The District of Columbia's campus
4 planning process is unique in the nation in
5 its mandatory inclusion of community input at
6 several different levels.

7 To reach this point in its
8 planning for the science center, GW has
9 overseen many community meetings and amended
10 its Foggy Bottom plan to reflect community
11 needs.

12 As part of that discussion, GW
13 agreed to cap its enrollment and employment as
14 well as limit what it could build outside its
15 campus footprint. It also agreed to more
16 limited building sizes.

17 The plan concentrated amenities
18 and targeted locations at the core of the
19 Foggy Bottom Campus and offered other
20 amenities as requested.

21 In the end, GW alumni living in
22 Washington as well as members of the Foggy

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1 Bottom community that take advantage of the GW
2 facilities sent hundreds of letters to the
3 Zoning Commission supporting the GW plan. In
4 addition, pursuant to PUD procedures,
5 community benefits were discussed and agreed
6 to.

7 All proximate ANCs and
8 neighborhood associations were invited to
9 engage in the discussion. Some chose not to
10 participate, believing that their failure to
11 participate might derail the process.

12 But in the end the Office of
13 Planning, the Zoning Commission, and the Court
14 of Appeals approved the Foggy Bottom plan with
15 Square 54 language in it.

16 GW through that process
17 established a benchmark for community
18 participation. Subsequent campus plan
19 findings have looked at the GW experience as a
20 model of community engagement and negotiation.

21 It is therefore from this
22 experience that I can wholeheartedly endorse

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1 GW's Square 54 proposal and ask that you do
2 the same. I can think of no better project
3 for the Zoning Commission to endorse as it
4 looks forward to the District's future.

5 Thank you, Chairman Hood,
6 Commissioners, staff. I'm prepared to answer
7 any questions you may have.

8 CHAIRMAN HOOD: Okay. Thank you
9 very much. Just hold your seat while we
10 finish the panel.

11 Anne Savage?

12 MS. SAVAGE: Hello.

13 CHAIRMAN HOOD: Hello.

14 MS. SAVAGE: Thank you for having
15 me.

16 CHAIRMAN HOOD: That's different.

17 MS. SAVAGE: My name is Anne
18 Savage. I own and live in a house in the
19 Historic District of Foggy Bottom. I served
20 term as an ANC Commissioner and I'm a current
21 member of the Foggy Bottom Association.

22 I'm here today to discuss the

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1 lines of communication between George
2 Washington University and the local
3 neighborhood.

4 Without discussing the positives
5 or negatives of the proposed science complex,
6 I have found that the transparency with which
7 the university approaches the neighborhood and
8 its neighbors is quite good.

9 There are regular community
10 meetings, a dedicated Web site, and actual
11 people who are willing to answer the phone and
12 answer questions.

13 The university has followed up on
14 its promise and responsibility to present to
15 the community this project. They have kept up
16 their end of the bargain in meeting with the
17 ANC, the local neighborhood groups, and by
18 posting their progress.

19 As a local community surrounding
20 the university, I believe it is our
21 responsibility to work with the university to
22 help them maintain their standing as a stellar

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1 institution.

2 I'm not that old, but I'm old
3 enough that I'm sure to be gone one day when
4 the university is still here. I owe it to my
5 current neighbors, to my future neighbors, and
6 to those who will still live in the
7 neighborhood once I am gone to continue to
8 foster and participate in the GW campus plan.

9 I'm also not old enough, nor is
10 anyone in this room, to have moved into a
11 house in Foggy Bottom and expected not to be
12 touched by the university.

13 This is a good plan, this science
14 complex. It's good for GW students, it's good
15 for the District, and it's good us local Foggy
16 Bottomites.

17 Thanks.

18 CHAIRMAN HOOD: Thank you.

19 Cynthia Jachles?

20 MS. JACHLES: I'm Cynthia Jachles.

21 I live in Foggy Bottom. I'm an alum of the
22 university that takes advantage of the

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1 facilities and specifically, when I moved back
2 to Washington, moved back to Foggy Bottom for
3 that reason.

4 I'm pleased to appear before you
5 to express my delight that my alma matter has
6 the foresight to expand its research and
7 teaching in the areas of science to keep up
8 with the growth and the needs of the society
9 of the 21st Century.

10 Numerous articles have been
11 written that jobs in the fields of health
12 care, science, the environment, and of course
13 IT will create new opportunities for young
14 people as other industries are now
15 constricting.

16 Just yesterday I read in the
17 Washington Post that federal regulators plan
18 to scout US colleges next month for students
19 interested in environmental science in an
20 effort to recruit more workers for the agency.

21 That's the Bureau of Ocean Energy Management
22 Regulation and Enforcement, one of those that

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1 we hardly know of.

2 Locating this facility across from
3 The George Washington University Hospital, the
4 medical school, and a block from the old
5 School of Engineering is logical.

6 The highest and best use of Square
7 55 is certainly not a parking garage.

8 Spreading parking throughout the
9 campus to other sites more central to the
10 campus is an excellent move. It meets the
11 requests of some of the Foggy Bottom community
12 members, and GW is meeting its commitments and
13 its amenities that were promised in 2007.

14 I was disappointed that the
15 Advisory Neighborhood Commission voted to
16 oppose the exciting facility which will be a
17 public good.

18 I disagree with its attempt to
19 save the old, unsightly, outdated gymnasium on
20 the site that they, I feel, incorrectly
21 claimed is historic.

22 I understand the history of the

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1 church. It doesn't look like that. And now
2 the plaque sounds like a really good
3 compromise.

4 I participated in the many
5 meetings leading up to the adoption of the
6 2007 Campus Plan. It was clear from that
7 process that all amenities for the projects in
8 the plan were negotiated upfront.

9 I am hopeful that your vote will
10 be for the establishment of this exciting new
11 facility.

12 Thank you.

13 CHAIRMAN HOOD: Thank you.

14 Mr. Morris?

15 MR. MORRIS: My name is James
16 Morris.

17 CHAIRMAN HOOD: You'll want to
18 turn your microphone on.

19 MR. MORRIS: There we go. My name
20 is James Morris. I've been a resident of
21 Foggy Bottom for 20 years, living two blocks
22 from the site of the proposed Science and

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1 Engineering Complex.

2 For two of my 20 years in Foggy
3 Bottom, 2005 and 2006, I was a member of
4 Advisory Neighborhood Commission 2A with Anne.

5 Those years saw contentious votes
6 taken on two major projects affecting George
7 Washington University and the community: the
8 commercial and residential development on the
9 site of the old hospital and the construction
10 of a university dormitory on F Street,
11 partially on land purchased from the School
12 Without Walls for a sum that would go toward
13 renovation of the school.

14 Officials of the university
15 explained its plans for both the hospital site
16 and the dormitory at what seemed an endless
17 stream of community meetings. The ANC and the
18 Foggy Bottom Association opposed the plans.

19 In subsequent years GW and
20 community groups squared off once again about
21 the university's 20-year campus plan. Again,
22 in open meeting after open meeting officials

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1 of the uni versity were measured and
2 responsive. Conditions of the plan were
3 negotiated with ANC 2A.

4 Nonetheless, along wit h the
5 leadership of the Foggy Bottom Association and
6 the West End Citizens Association, the
7 Commission opposed it.

8 That opposition was countered b y
9 the testimony of the many members of the
10 community who rallied to the university's
11 support. The opposition groups lost the
12 debate in the neighborhood before this body
13 and in court.

14 I was astonished therefore at the
15 February 2011 meeting of A NC 2A to hear a
16 Commissioner, who also happens to be President
17 of the Foggy Bottom Association, say that the
18 Commission's voice or the community's voice or
19 maybe just his voice had not been heard in the
20 long and long -since-settled debate about the
21 fundamentals of the university's campus plan.

22 That's a truly delusional take on

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1 the facts.

2 It suggested that the debate was
3 to be reopened and that there might be
4 attempts to block various stages of the plan's
5 implementation.

6 At that same ANC meeting,
7 representatives of the university used
8 architectural models to make the case for the
9 SEC, a building that would at once serve the
10 interests of faculty members, students, and
11 staff on the campus and be an attractive
12 physical presence in the community.

13 The response by the ANC to this
14 conscientious presentation was a murky
15 resolution of opposition that had been
16 prepared in advance of the meeting. Members
17 of the community had no opportunity to
18 challenge or debate it.

19 The amenities offered the
20 community by the SEC were deemed insufficient.

21 There's one more paragraph.

22 CHAIRMAN HOOD: Okay. Give us

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1 your closing thought.

2 MR. MORRIS: By all means, let the
3 merits of the university's design for the SEC
4 be debated.

5 I happen to think that the
6 building will be a great addition to the
7 neighborhood and a more-than-fair trade for a
8 parking garage.

9 But let the debate be rational and
10 not an occasion for pointlessly restoring old
11 visions and renewing old wars.

12 Thank you.

13 VICE CHAIRMAN SCHLATER: Thank you
14 very much.

15 I think that's everybody.

16 Any questions?

17 Oh, there's two more.

18 Dr. Diana Lipscomb?

19 DR. LIPSCOMB: Thank you very
20 much.

21 I'm Diana Lipscomb. I'm a full
22 professor and chair of the Biology Department

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1 in the Columbian College of Arts and Sciences
2 at GW. I've been there since 1983 so I am
3 old.

4 George Washington University's
5 basic science department's chemistry, biology,
6 physics, and hominid paleobiology have
7 teaching and research partnerships with other
8 Washington area institutions such as the
9 Smithsonian's Natural History Museum, the
10 National Zoo, National Geographic, Food and
11 Drug Administration, and the National
12 Institutes of Health, just to name a few.

13 We train students who go to
14 internships and jobs at those institutions.
15 Those institutions send their staff to us for
16 classes and workshops, and our faculty and
17 graduate students conduct joint research
18 projects.

19 We also hold educational sessions
20 for area high school science teachers and
21 local community college professors.

22 The science and engineering

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1 building will not only help us in our
2 departments achieve our specific goals, but I
3 strongly believe it will strengthen science
4 and science education in the broader
5 Washington, DC area.

6 Science and engineering education
7 provides several economic benefits for
8 society. Undergraduate and graduate programs
9 in these fields provide highly skilled
10 citizens who can make constructive
11 contributions to our country.

12 We want to create a premier
13 program that provides this education in
14 Washington, DC. Our current academic and
15 laboratory facilities are old, outdated, and
16 far too cramped for us to achieve these
17 ambitious goals today.

18 We have an excellent faculty doing
19 exciting research and really wonderful
20 students, very wonderful. They are planning
21 for technological, medical school, and
22 research careers.

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1 We can't easily share our work
2 with each other, with them, or with the
3 community because our science buildings are so
4 small and restricted.

5 I'll give you one example that
6 will perhaps show you our before and after
7 vision of what we see in this new science
8 building.

9 Today in my department we're
10 trying to establish an urban ecology program
11 to study how plant and animals in the city
12 help make it a healthier place to live. We
13 have beehives, honeybee hives on the roof of
14 our building and we're trying to study how
15 they pollinate the plants in the city.

16 The building's roof is cramped and
17 crowded. We can't support more than one or
18 two people up there at a time, and only about
19 one student at a time can do that research.

20 In the new building we'll have a
21 beautiful greenhouse on the roof with a green
22 roof around it. We'll be able to set up an

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1 environmental center to give workshops on the
2 local flora and fauna. We think that it will
3 be a wonderful addition.

4 I hope I've been able to convey to
5 you the faculty's desire to have a greener
6 campus, a more academically competitive
7 institution, a better place for student
8 learning, and to provide Washington with an
9 exciting scientific center.

10 CHAIRMAN HOOD: Okay. Thank you.

11 I think next we have Dr. Korman?

12 DR. KORMAN: Thank you.

13 Good evening, Chair Hood and
14 members of the Zoning Commission. My name is
15 John Korman. I'm a tenured full professor in
16 the Department of Electrical and Computer
17 Engineering in the School of Engineering and
18 Applied Science.

19 I started my career at GW in 1991
20 as an assistant professor. I served as the
21 chair of the Electrical and Computer
22 Engineering Department from 2005 to 2009. I

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1 currently serve as Associate Dean for Research
2 in Graduate Studies at SEAS.

3 As such, I'm intimately familiar
4 with the academic history of opportunities and
5 challenges faced by the Engineering School as
6 well as GW in general.

7 I have served as a lead
8 representative from the Engineering School on
9 the Science and Engineering Complex planning.

10 In this context I welcome this
11 testimony in front of this Commission to state
12 how crucial the proposed Science and
13 Engineering Complex is to our academic plans
14 and aspirations.

15 As my colleagues have articulated
16 earlier, the SEC project lays at the center of
17 the rebuilding of engineering and science at
18 The George Washington University and to move
19 us into the premier league of engineering and
20 science institutions.

21 It is a central piece in our plans
22 to recruit top undergraduate and graduate

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1 students, not necessarily more but better,
2 recruit and retain top engineering and science
3 faculty, increase by several-fold our research
4 productivity and reputation, enable and
5 implement the state-of-the-art learning
6 pedagogies that we cannot do right now, embed
7 learning and discovery into our daily life in
8 our new home via teaching and research
9 neighborhoods, and by this public floor do a
10 promotion of science and engineering at the
11 heart of the nation's capitol.

12 Our current academic and
13 laboratory buildings are old, behind the
14 times, and spread among too many buildings to
15 achieve these goals.

16 If an analogy is necessary, we,
17 the faculty and students, are asked to enter
18 the Olympics -- in other words, competing with
19 and for the best minds internationally -- with
20 limited training facilities and a poor diet.
21 You can see the results.

22 The SEC project as planned can

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1 turn us around. It's already showing its
2 effects.

3 Just to give you an example, the
4 past two years just the prospect of this
5 building has enabled us to out-recruit our
6 competitors and recruit top assistant
7 professors from places like UC Berkeley,
8 Georgia Tech, and University of Illinois. I
9 can assure you that this would not have been
10 possible without the SEC.

11 Just an example of what the SEC
12 will enable us before and after. I just want
13 to give you one example, which is a faculty-
14 student interaction.

15 Currently the students are given a
16 project or a class assignment and a graduation
17 assignment. The lab where the students work
18 and the faculty are blocks away from each
19 other. Weeks may pass before meaningful
20 interaction can take place.

21 With the SEC, we hope that the
22 integrated research and teaching will enable

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1 us to foster immediate interaction and better
2 scientific discovery and learning.

3 I hope that this example of the
4 daily life of faculty and students with or
5 without the SEC gives you an idea of the
6 meaning of this facility to us.

7 Thank you for your consideration
8 and taking the time. I look forward to
9 hearing your decision on strengthening science
10 and engineering in the heart of the nation's
11 capitol.

12 Thank you.

13 CHAIRMAN HOOD: Thank you very
14 much.

15 I want to thank this panel.

16 First, let's see if we have any
17 questions?

18 Is there any cross-examination
19 from the applicant?

20 Any cross, ANC; ANC first and then
21 Ms. Kahlow?

22 All right. I want to thank this

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1 panel. We appreciate it.

2 I will note that I haven't read
3 all these letters. But the ones I looked at
4 are in support, I believe. There may be some
5 in here that are in opposition but all the
6 ones I've read so far are in support. This
7 was given to us this evening.

8 PARTICIPANT: They're all in
9 support.

10 CHAIRMAN HOOD: They're all in
11 support? Okay. Is that a class? Maybe
12 that's something I can ask later.

13 This time we're going to call
14 Vivian Kilner, Lois Patterson, Ralph
15 Patterson, Don Lincoln, Billy Wright, Richard
16 Livingstone, Ashley Kowalski

17 PARTICIPANT: There won't be
18 enough to -- they'll have to wait.

19 CHAIRMAN HOOD: Okay. Let's start
20 with Vivian Kilner, Lois Patterson, Ralph
21 Patterson, Don Lincoln, and Billy Wright.
22 We'll get Richard Livingstone on the next

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1 round.

2 Aleksandar Stefanovski? Hopefully
3 I didn't mess -- yes. You can come on up with
4 this panel because I don't think you're on any
5 panel.

6 What about Winslow Sheffield?
7 You're not with a panel either. Do you want
8 to come on up?

9 Are you with a panel?

10 PARTICIPANT: No.

11 CHAIRMAN HOOD: Okay. You can
12 come on up. Come on.

13 And Phil Gardner.

14 Now I've gotten myself all out of
15 order because I called out of order on the
16 list. So what I'm going to do, I'm going to
17 start to my left, your right, with you, sir,
18 and we're going to come down this way.

19 Introduce yourselves, where you're
20 from, and begin your testimony.

21 MR. WRIGHT: Good evening,
22 Chairman Hood and Commissioners. My name is

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1 Billy Wright. I reside at 725 24th Street
2 Northwest.

3 I am writing in support of GW's
4 Square 55 project. GW has presented this
5 project at many community meetings and has
6 always been willing to listen to answers and
7 questions or comments.

8 The new Science and Engineering
9 Complex will be a great addition to the
10 neighborhood and more retail to the
11 neighborhood as well.

12 The complex will replace the
13 George Washington parking garage. George
14 Washington will relocate these parking spaces
15 into the neighborhood and will give the
16 neighborhood updates on whatever changes that
17 they make.

18 We have been assured that the
19 level of environment will continue.

20 I am a long resident of Foggy
21 Bottom and an active member of the Friends
22 Neighborhood Group. I hope the Commission

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1 will consider my opinion in this decision.

2 Thank you very much.

3 CHAIRMAN HOOD: Thank you.

4 Just go right on down.

5 MS. KILNER: I'm Vivian Kilner. I
6 live at 2475 Virginia Avenue, which is just a
7 couple of blocks from the proposed building.

8 I'm very excited about Square 5 4
9 and was certainly a part of that planning.

10 I've lived on five campuses. I'm
11 a career counselor. For both of those reasons
12 I'm very much pro a campus plan which has been
13 followed.

14 I'm interested in the amenities
15 both at GW as well as other areas of the
16 neighborhood. I'm especially grateful for the
17 proximity to GW. It's been a pleasure to use
18 campus facilities, attend events, and feel a
19 part of the community through activities of
20 the Friends.

21 As an adult student I occasionally
22 audit courses. This semester my course is

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1 held in a building on K Street because of lack
2 of space within the campus. This gives me
3 firsthand awareness that more classroom space
4 is needed.

5 That poor professor every week
6 begs the students to please come see him, "in
7 my office," which is miles away kind of thing
8 and the students don't show up. So there's a
9 lack of what should be happening between them.

10 As GW officials update the Foggy
11 Bottom community on this project, it's clear
12 that it follows the 2007 Foggy Bottom Campus
13 Plan.

14 Since the building will include
15 functions from -- you've heard all the
16 different schools; I won't go through that --
17 it frees up space and other campus buildings.

18 It also allows for other aligned
19 researchers to be located in the new complex.

20 This will continue to offer the highest level
21 of science education.

22 Other desirable features that

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1 interest me are the sustainability and
2 attention to -- now we're being challenged to
3 update to Gold, I understand.

4 The open space is for community.
5 More and more the campus is a place I can go
6 and hang out because my apartment is pretty
7 small.

8 In addition to adding further
9 amenities to the neighborhood, it's going to
10 make walking around the Metro area much safer.

11 I feel comfortable coming home late at night
12 because there's always students out. Now
13 since it's not going to be a parking garage
14 but a building there will be even more
15 students.

16 I give my strongest endorsement to
17 approve this project.

18 Thank you.

19 CHAIRMAN HOOD: Thank you.

20 Ms. Patterson?

21 You're Mr. Patterson?

22 MR. PATTERSON: Yes.

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1 CHAIRMAN HOOD: Why don't we still
2 go with Ms. Patterson?

3 MS. PATTERSON: He's going to talk
4 for both of us.

5 CHAIRMAN HOOD: Oh, he's going to
6 talk for --

7 MR. PATTERSON: We just have one
8 statement.

9 CHAIRMAN HOOD: This is different.
10 You're going to talk for her?

11 MR. PATTERSON: Yes. On this
12 particular occasion only.

13 CHAIRMAN HOOD: I was wondering.

14 MR. PATTERSON: I appreciate this
15 one opportunity.

16 We have been attending the Fogg y
17 Bottom Friends meetings for about eight years.
18 We've participated in Friends and George
19 Washington University activities , concerts,
20 basketball games, and the annual block party.

21 The Friends Group has also met a t
22 the Historic St. Mary's Episcopal Church in

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1 Foggy Bottom on several occasions for monthly
2 meetings.

3 We have been attending the
4 Historic St. Mary's Episcopal Church in Foggy
5 Bottom for over 15 years, approximately the
6 time that we got married.

7 When the church has weekly and
8 Sunday church programs, we occasionally
9 require additional parking. George Washington
10 University has provided that at no cost. This
11 ongoing privilege has been appreciated.

12 When the parking lot on Square 5 5
13 is replaced with the science building this
14 will stop and our parking privileges will end.

15 We have asked that the parking at
16 another location be provided nearest to our
17 church and be available upon request as it has
18 been for many years.

19 The university has met with the
20 community and presented to us on the science
21 and engineering building, which you all have
22 heard about, since last year. We have

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1 attended just about every one of those
2 meetings. GW has been very receptive to
3 answering the questions from us and also from
4 the neighbors.

5 The new building will be a vibrant
6 change for the block. However, we are
7 concerned with our ongoing parking
8 relationship.

9 The university has let the
10 neighbors know of its efforts to maintain at
11 least 2,800 parking spots on the campus. Our
12 requirements are nowhere near that but we do
13 want to continue our ongoing parking
14 relationship with GW.

15 In this regard GW has been a very
16 good neighbor. We at Historic St. Mary's
17 Episcopal Church appreciate that and hope that
18 we can continue this relationship.

19 Thank you.

20 CHAIRMAN HOOD: Thank you.

21 We'll go to Mr. Lincoln.

22 MR. LINCOLN: Good evening,

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1 Chairman Hood and members of the Commission.
2 My name is Don Lincoln. I've been a resident
3 of Washington, DC for approximately 40 years
4 and have resided at Watergate East in Foggy
5 Bottom for 11 years.

6 I would like to lend my full
7 support to The George Washington University's
8 plan for the redevelopment of Square 55.

9 I have a keen interest in
10 architecture and am very much impressed with
11 the design of this proposed Science and
12 Engineering Complex. I believe that it will
13 be a great addition to the GWU Foggy Bottom
14 Campus and our city as well.

15 The Science and Engineering
16 Complex should also prove to be a magnet for
17 attracting top science and engineering talent.

18 Reading troubled reports on how
19 this nation is falling behind in the fields of
20 science, engineering, and mathematics, the
21 building of this complex could not have come
22 at a better time.

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1 Again, I fully support this
2 project and hope that you will quickly approve
3 its construction.

4 Thank you.

5 CHAIRMAN HOOD: Thank you.

6 Next?

7 MR. STEFANOVSKI: Dear Mr.
8 Chairman, Commission members.

9 Dear faculty, students, friends,
10 and guests.

11 My name is Aleksandar Stefanovski.

12 It is my honor to sit in front of you and to
13 testify for the new Science and Engineering
14 Complex.

15 I am in the PhD program in
16 computer science. Throughout the years I've
17 served as the SEAS graduate student senator in
18 the student senate for two terms. I am
19 currently a SEAS student ambassador.

20 I am a recipient of the
21 prestigious Philips Amsterdam Graduate
22 Teaching Assistantship Award for outstanding

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1 teaching and inspiration in the classroom.

2 I am also serving DC on the
3 Research and Instructional Technologies
4 Committee, which is an advisory committee to
5 the leadership of GW.

6 To be honest, I'm really ashamed
7 to say that I do not know any thing about the
8 biology departments, the physics departments,
9 the chemistry departments, just to name a few.

10 Moreover it's a fact that
11 students, graduates and undergraduates alike,
12 do not mix well. They do not see each other
13 often. There is no interaction.

14 It seems that there is this kind
15 of iron curtain that separates almost
16 everyone, as we are spread out all over campus
17 with very little communication, not to mention
18 collaboration between student groups is
19 happening.

20 We all know that scientific
21 progress and innovation, however, happens when
22 there is open communication and exchange of

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1 ideas.

2 So breaking away from the
3 stereotypical concrete walls and closed rooms
4 and labs, the new Science and Engineering
5 Complex will provide an amazing environment
6 for motivation, inspiration, and collaboration
7 of students and faculty.

8 I'm truly excited to see that the
9 new complex will house many departments and it
10 will allow undergraduate and graduate students
11 to mix and exchange ideas.

12 It will allow easier access to
13 professors, and it will open the doors for
14 everyone to see and witness the exciting
15 challenges the GW community is engaged in.

16 The new Science and Engineering
17 Complex brings in a true, new, modern 21st
18 Century style building that is full of light,
19 social dynamics, flow of ideas, and most
20 importantly a place that encourages students
21 to ask themselves what-if questions while they
22 approach problems differently.

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1 In summary, that is what the new
2 Science and Engineering Complex will be about:
3 fostering scientific innovation and driving
4 educational excellence.

5 I am proud to be a student at GW.

6 CHAIRMAN HOOD: Next?

7 MR. SHEFFIELD: My name is Winslow
8 Sheffield. I am a freshman in the School of
9 Engineering and Applied Science s tudyng
10 systems engineering.

11 I would fi rst like to thank
12 Chairman Hood and the rest of the Commission
13 for hearing my testimony.

14 In 1939 the process of nuclear
15 fission was first reported to the world by
16 Niels Bohr and Enrico Fermi dur ing a
17 theoretical physics conference held at GW.

18 One of the school's physics
19 professors at the time, Edward Teller, would
20 go on to become known as the father of the
21 hydrogen bomb.

22 Unfortunately, since the Manhattan

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1 Project era G W's scientific facilitie s and
2 prestige have suffered greatly.

3 As a st udent in GW's School of
4 Engineering and Applie d Science I am faced
5 quite often with the lack of modern facilities
6 and technologies in the current engineerin g
7 building.

8 I could understand if the
9 amenities weren't brand new but too much of
10 the equipment in labs and classrooms is
11 completely outdated. In fact, I wouldn't be
12 surprised if it was used by Professor Teller
13 himself.

14 The proposed Science and
15 Engineering Complex would fix that issue. The
16 SEC will provide GW's students and professors
17 modern learning spaces and equipment, allowing
18 the school to once again be a national leader
19 in research.

20 Which, besides boostin g the
21 prestige of the university, will benefit both
22 the Foggy Bottom community and the city as a

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1 whole by refocusing attention on innovation
2 and discovery.

3 Thank you again for your time. I
4 hope you will approve this proposal and allow
5 for new innovations on par with those
6 announced during the Manhattan Project to be
7 created at GW.

8 CHAIRMAN HOOD: Great. Thanks.

9 Next?

10 MR. GARDNER: Thank you, Chairman
11 Hood and members of the Commission for
12 agreeing to hear my testimony tonight.

13 My name is Phil Gardner and I'm
14 testifying before you today in favor of the
15 proposed Science and Engineering Complex. I'm
16 currently a sophomore at George Washington
17 University studying political science and
18 history.

19 While I'm originally from Tacoma,
20 Washington, the other Washington as we like to
21 call it, I've fallen in love with the District
22 of Columbia and couldn't imagine myself living

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1 anywhere else.

2 As I walk around the Foggy Bottom
3 campus, I am always reminded of how proud I am
4 to know that many of the buildings and
5 development that has occurred on GW's campus
6 in recent years are some of the highest
7 quality and most environmentally sustainable
8 in the region.

9 Unfortunately, the natural science
10 departments at GW right now do not have the
11 resources available to reach their full
12 potential.

13 My personal experience has found
14 that many of the current lab facilities are
15 cramped and not as conducive to learning as
16 the lab space in the SEC would be. These lab
17 facilities were designed decades ago when the
18 needs of natural science research and
19 instruction were very different from what they
20 are now.

21 While I myself am not a student
22 focusing on the natural sciences, many of my

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1 friends are and they deserve the same high -
2 quality facilities that GW is able to offer to
3 its social science departments.

4 The SEC will allow GW to attract
5 leaders in the fields of science and
6 engineering and as a result increase the
7 prestige of the university for everyone who
8 attends. Every student at GW will ultimately
9 benefit from the SEC's instructions.

10 It's for these reasons that I
11 strongly support the development plan for the
12 SEC.

13 Thank you.

14 CHAIRMAN HOOD: Thank you.

15 Commissioners, any questions of
16 this panel?

17 Commissioner May?

18 COMMISSIONER MAY: Mr. Chairman, I
19 just wanted to ask -- I heard Richard
20 Livingstone's name called before. Did I hear
21 that incorrectly?

22 CHAIRMAN HOOD: Actually, I did

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1 call the name. He's coming on the next panel.

2 COMMISSIONER MAY: He's coming on
3 the next panel?

4 CHAIRMAN HOOD: Yes.

5 COMMISSIONER MAY: Okay. I just
6 wanted to make sure th at he was going to
7 testify. That's all. Thanks.

8 CHAIRMAN HOOD: Okay. I'm
9 learning a lot of new stuff tonight.

10 Does the applicant --

11 Can you hold your seat one second?

12 Somebody may have a question and you'll be
13 the one they have the question for.

14 Does the applicant have any cross -
15 examination?

16 Does the ANC have any cross -
17 examination?

18 Ms. Kahlow?

19 Okay. We want to thank you all.
20 We appreciate your testimony. Thank you.

21 The next panel I think this is
22 going to be everyone unless there's someon e

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1 else after this who wants to testify.

2 Once I call these names, if
3 someone wants to testify after this panel just
4 please raise your hand so I can see it.

5 Richard Livingstone, Ashley
6 Kowalski. I think this is Will Rone . Jenna
7 Curtis, Krystal Brun.

8 Muriel -- what is that, Dumit?

9 MS. DUMIT: Dumit.

10 CHAIRMAN HOOD: Dumit?

11 MS. DUMIT: Yes.

12 CHAIRMAN HOOD: Okay. And Summer
13 Newman.

14 Is there anyone else who's present
15 who would like to testify in support after
16 this panel?

17 Okay. Not seeing anyone, we will
18 go straight to the party in opposition after
19 this.

20 Mr. Livingstone, we want to make
21 sure we hear your testimony.

22 MR. LIVINGSTONE: I see that.

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1 Good evening, Chairman Hood and
2 members of the Commission. My name is Richard
3 Livingstone. I live at 616 23rd Street
4 Northwest in Apartment 409.

5 I'm a junior in the Elliot School
6 of International Affairs, majoring in
7 international affairs and double-minoring in
8 political science and history.

9 I am here tonight as both a
10 student and member of Campaign GW.

11 In early February of this year I
12 had the opportunity to testify in front of
13 this Commission on behalf of the planned
14 development of a site on Square 103 for an
15 underground parking garage and law learning
16 center.

17 During this testimony Commissioner
18 May inquired about Campaign GW. I'd like to
19 take this time to elaborate as the university
20 moves forward to propose the development of
21 Square 55.

22 Campaign GW is an ongoing forum

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1 for students to directly share their ideas
2 with the administration and participate in the
3 decision-making process on future GW campus
4 development issues, including sustainability.

5 I became involved in this forum as
6 a member of GW's Residence Hall Association
7 when the university broke ground on the
8 construction of Pelham Hall on the Mount
9 Vernon Campus during my freshman year.

10 I continued my involvement through
11 GW's proposal for its 2010 Mount Vernon Campus
12 Plan, the development of Square 103 proposed
13 to you in early February, and now the proposed
14 development of a Science and Engineering
15 Complex on Square 55.

16 For many reasons, students like me
17 all across the university get involved with
18 Campaign GW because of their interest in GW
19 campus development issues. They want to
20 testify in front of the Commission, table at
21 GW's orientation programs, speak to GW's tour
22 guides, or write one of the 118 letters of

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1 support we have brought tonight.

2 Campaign GW serves as a
3 centralized forum for students to org anize
4 their thoughts, and aides them in doing so by
5 providing a fact sheet and other writing
6 tools.

7 While some letters repeat the same
8 facts, I can assure you that that in no way
9 means or implies that they are any less
10 original or thoughtful. And they are
11 certainly not a part of a class assignment.

12 There are interns in GW's Division
13 of Operations -- I myself was one of them in
14 the summer and past fall -- who aid with the
15 process. However, students like me are
16 uncompensated for their time and do this out
17 of their love for GW.

18 I -- like many others here today
19 along with parents, alumni, and fellow
20 students who couldn't make it out to a hearing
21 -- am excited to continue my inv olvement with
22 this forum by writing a letter in support of

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1 the Science and Engineering Complex that you
2 have tonight and speaking in front of you
3 again.

4 I appreciate your time. Thank
5 you.

6 CHAIRMAN HOOD: Thank you.

7 Ms. Kowalski?

8 MS. KOWALSKI: Good evening. My
9 name is Ashley Kowalski. I am currently
10 studying mechanical engineering with an
11 aerospace engineering option at GW.

12 As a second semester senior here
13 at GW, I have had the privilege to watch our
14 school grow and blossom over the last four
15 years.

16 So even though I am graduating
17 this semester, I have decided to become
18 actively involved in the campaign because I
19 know firsthand what it means to have SEAS all
20 in one central location.

21 Next year I will be attending
22 graduate school full-time here at George

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1 Washington University. I have been paired
2 with a professor whose research will have to
3 be conducted at the Ashburn, Virginia campus.

4 There's simply no room for a new facility
5 here on the Foggy Bottom one anymore.

6 Thus rather than having my
7 professor's office and research lab on the
8 same campus, I will have to travel 30 minutes
9 between the two on a potentially daily basis.

10 This shouldn't be the case.

11 The new SEC would eliminate such a
12 commute and enable both research and professor
13 interaction to occur on the same campus in the
14 same building.

15 As a graduate student I will also
16 be required to be a teacher's assistant. Most
17 graduate students currently share a room that
18 acts as their office.

19 However, as a teacher's assistant
20 one must hold office hours and help sessions
21 for their undergraduate students. And in
22 sharing rooms with multiple graduate students,

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1 it tends to disrupt the work of others.

2 The new SEC would eliminate this
3 by providing more office space for graduate
4 and doctoral students to perform their
5 research and other responsibilities.

6 I'd like to also note that our
7 current Engineering School is essentially a
8 six-story building; four floors above ground,
9 two below. That includes a few classrooms, a
10 very small, cramped machine shop, a few areas
11 for lab instruction and research, and
12 administrative offices.

13 Though the equipment and
14 facilities will technically get the job done,
15 it's outdated and it really is no match when
16 compared to other educational institutions.

17 Science and engineering are
18 constantly changing fields. Thus, the
19 equipment being used must constantly be
20 updated in order to compete with the best.

21 I strongly believe that there is
22 no reason that GW cannot become a major

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1 research university at the forefront of new
2 groundbreaking research.

3 We have the dedicated and eager
4 students, and we have the committed and
5 enthusiastic faculty and staff to help achieve
6 this top ranking engineering school status.
7 However, this will only happen with the right
8 facilities.

9 Constructing such a state -of-the-
10 art facility would allow for more in-depth and
11 complex research to be conducted, which would
12 in turn lead to an increased amount of funding
13 provided to the school through research grants
14 and fellowships.

15 Since we are located in the heart
16 of the nation's capitol within a major
17 engineering region of the United States, we
18 are already a step ahead of many universities.

19 We have the resources and manpower
20 to become a leading research university. So
21 why not give our students that advantage, that
22 chance to become more favorable and become

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1 more competitive in the job market coming from
2 a new, improved engineering school as opposed
3 to one that hasn't seen significant change or
4 expansion in the last few decades.

5 Ultimately, I believe that the SEC
6 will be beneficial to students, faculty, and
7 the university as a whole. I strongly
8 encourage the construction.

9 I welcome any questions from a
10 student's perspective.

11 CHAIRMAN HOOD: Thank you very
12 much.

13 Will Rone?

14 MR. RONE: Good evening, Mr.
15 Chairman and members of the Commission. Thank
16 you for allowing me to speak before you this
17 evening.

18 My name is Will Rone. I'm
19 currently a doctoral student studying
20 mechanical engineering here at the School of
21 Engineering at GW. I live at 730 24th Street
22 Northwest.

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1 I also graduated with a bachelor's
2 in mechanical engineering last May and have
3 lived in Foggy Bottom since the fall of 2006.

4 I would like to raise two points
5 with you this evening, one as a GW student and
6 one as a resident of the Foggy Bottom
7 neighborhood.

8 First, as someone who all but
9 lives in Tompkins Hall, the current home of
10 the current Engineering School, it's really no
11 secret that she's 55 years old. While we as
12 students make do with what we can, the
13 environment is far from ideal in terms of
14 facilitating classroom learning or research
15 collaboration.

16 To me these aren't just buzzwords
17 to use to advance a project. They're the
18 struggle to find classroom space for a study
19 group the night before exams.

20 They're the daily trek between my
21 office on the fourth floor of Tompkins and my
22 advisor's office on the seventh floor of the

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1 academic center.

2 They're the meetings in the
3 hallways that I have to have with my students
4 in the class that I'm a TA for, as Ashley will
5 be next year, that I can't have in my office
6 because I share it with seven other graduate
7 students and postdoctoral researchers.

8 The value of this opportunity to
9 start from scratch and build an entirely new
10 and centralized home for science and
11 engineering, as opposed to the patchwork of
12 renovations and reconfigurations currently
13 utilized, really can't be overstated.

14 Second, as someone who walks along
15 H Street every morning and evening, and during
16 the day between my treks between my office and
17 my professor's, I can say with confidence that
18 the current distribution of GW's parking
19 capacity in Foggy Bottom is very far from
20 ideal.

21 In the long term, the approach GW
22 has taken with the redistribution of parking

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1 amongst several different locations withi n
2 Foggy Bottom -- including the Square 80
3 project on F Street, the Square 54 project as
4 previously discussed, and the propose d Law
5 Learning Center in Square 103 -- will
6 significantly ease thi s burden a long the H
7 Street corridor and better facilitate morning
8 and evening vehicular commute.

9 In summation, while there a re
10 shortcomings of this project just as there are
11 shortcomings in any project that has serious
12 consideration in front of this Co mmission, in
13 economic terms, in my opinion the ma rginal
14 benefit far exceeds the marginal cost. Not
15 just to the university, but to the Foggy
16 Bottom community and to the District at large.

17 I urge you to approv e this
18 project.

19 CHAIRMAN HOOD: Thank you.

20 Ms. Curtis?

21 MS. CURTIS: Good evening, Mr.
22 Chairman and members of the Committee. My

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1 name is Jenna Curtis. I am a senior at The
2 George Washington University.

3 I was here on February 3 in
4 support of the Law Learning Center Garage on
5 Square 103. I'm here again today because my
6 commitment to educating my peers and the
7 community about the importance of these
8 projects.

9 Through Campaign GW I work with
10 other students, some of whom are joining me
11 tonight, to host informational briefings and
12 tabling sessions at major university events.

13 These efforts let students and
14 members of the GW community know the logistics
15 and the value of the 2007 Foggy Bottom Campus
16 Plan, particularly how it ensures GW's
17 continued academic success.

18 Today I am testifying not just as
19 a member of this organization, but also as a
20 student who would directly benefit from this
21 project.

22 As a biology major I understand

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1 firsthand the needs of this university for new
2 technology, better laboratories, and
3 classrooms.

4 Though GW offers students a
5 variety of great opportunities through the
6 Smithsonian Institute and other government
7 agencies, its own facilities and equipment are
8 sadly out-of-date.

9 I am here today to convey our
10 university's immediate need for the Science
11 and Engineering Complex.

12 Instead of simply replacing old
13 technology or constructing a new building, GW
14 is creating an environment of learning and
15 discovery that's going to thrive for many
16 years to come.

17 The introduction of new, state-of-
18 the-art technology will bring cutting-edge
19 research back to this university. Students
20 will benefit from a higher education.

21 And these amenities, which are not
22 only up-to-date but also sustainable, will

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1 enhance our working relationship with the
2 government agencies and scientific
3 organizations that are so close to us in the
4 Washington, DC area.

5 Even though I'm graduating this
6 year, I can still support my university's
7 commitment to the sciences and scientific
8 research.

9 This project will vastly improve
10 the quality of research being performed at the
11 university and in the city, by students and
12 faculty alike.

13 GW cannot thrive or grow without
14 current, up-to-date facilities. We need this
15 new technology and improved learning spaces,
16 things that only this SEC proposal can
17 provide.

18 This is why I strongly hope that
19 you will approve of this project.

20 CHAIRMAN HOOD: Thank you.

21 Krystal Brun?

22 MS. BRUN: Good evening. My name

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1 is Krystal Brun. I am currently a junior
2 studying civil engineering in the School of
3 Engineering and Applied Sciences.

4 When I first came to GW four years
5 ago, I was immediately attracted to the
6 building that currently houses the GW Elliot
7 School of International Affairs and I knew
8 that I had to study there.

9 Why would I not want to earn my
10 degree in a place where every time I walked
11 into the building I could see and feel the
12 dedication each department had to advancing
13 its students through its vast array of guest
14 lecturers, multimedia classrooms, and study
15 space?

16 Soon enough I did realize that my
17 passions were elsewhere. And since I
18 transferred into the Engineering School, the
19 feeling has been very different.

20 This community is tighter and even
21 stronger than that in the Elliot School, and
22 the students are passionate about what they

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1 learn and design. But t he facilities do not
2 reflect any of that.

3 Though many other GW students have
4 a central place to call their academic home,
5 the sciences do not. Currently the science-
6 based programs are spread out over 12
7 different buildings across campus.

8 And many of those buildings offer
9 very little to no 24 -hour study space, a s
10 needed by many engineering and science
11 students.

12 We need a place where we can
13 continue to embrace that vital sense o f
14 community while having better technology and
15 resources to help us advance our studies.

16 The SEC is giving us more tha n a
17 place to call home. It is giving our science
18 and engineering students a place to leave a
19 footprint on a more sustainab le future and
20 create a legacy to be bu ilt upon by students
21 to come.

22 Thank you very much for your time.

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1 CHAIRMAN HOOD: Thank you.

2 Muriel Dumit, I believe? You'll
3 correct me.

4 MS. DUMIT: Good evening. My name
5 is Muriel Dumit. I'm a graduate student in
6 civil environmental engineering.

7 Being the third of my sisters to
8 attend GW's School of Engineering and Applied
9 Science for both undergraduate and graduate
10 studies, I have experienced firsthand the
11 university's pledge to provide its students a
12 learning environment where they can thrive.

13 Having been a teaching assistant
14 for environmental engineering classes for the
15 past two years and knowing that learning is
16 solidified through hands-on application in the
17 lab, I can foresee the benefits students will
18 reap from having access to advanced, state-of-
19 the-art amenities that the Science and
20 Engineering Complex will host.

21 Providing students those resources
22 will empower them to explore beyond the

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1 boundaries of the disciplines and stimulate
2 enthusiasm for research, which will further GW
3 as a world-class university.

4 By bringing together science and
5 engineering into one centralized building, the
6 SEC will foster a greater sense of community
7 and enable the fruition of multidisciplinary
8 research projects.

9 The SEC will also have designated
10 spaces for outreach, symposia, and public
11 events to engage the greater Foggy Bottom
12 community and share the wealth of knowledge
13 with the community at large.

14 Thank you for your time and
15 consideration. I hope I illustrated how vital
16 the SEC building is not just to us, the
17 students and future alumni, but to the Foggy
18 Bottom community and the nation's capitol as a
19 whole.

20 I hope you approve this project
21 and look forward to hearing your decision.

22 Thank you.

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1 CHAIRMAN HOOD: Thank you.

2 Summer Newman?

3 MS. NEWMAN: Go od evening. My
4 name is Summer Newman. I am a junior studying
5 geography in the Columbian College of Arts and
6 Science.

7 Since transferring to GW I have
8 been involved with Campaign GW, a student-run
9 organization that has worked diligent ly to
10 coordinate all the students and studen t
11 letters that you see here tonight. No, it was
12 not a class project.

13 Last month I attended the ANC
14 meeting where the S cience and Engineering
15 Complex was discussed.

16 As I listened to the debate over
17 the structure, I was very upset to hear that
18 the ANC felt that GW is not providing an
19 adequate amount of amenities for the
20 surrounding community.

21 Especially so since the 2007 Foggy
22 Bottom Campus Plan was built upon compromises

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1 that tried to be fair to both the neighborhood
2 and the GW community.

3 Some that I can mention are the I
4 Street retail corridor, required on -campus
5 housing for freshman and sophomore stu dents,
6 the streetscape plan, the histori c district
7 plan, and the student enrollment cap.

8 It's because of this enrollment
9 cap that the S EC will not result in an
10 increased student body . This project will
11 merely improve the quality of the student body
12 since GW will be able to attract more
13 competitive students, further increasing the
14 status of the university for future students,
15 current students, and alumni.

16 My peers have stated why the SEC
17 is important to them. But before I close I
18 would like to ad d why I believe the Science
19 and Engineering Complex needs to be built.

20 Simply said, if it is not, all
21 students that partake in sc ience and
22 engineering classes will lose out.

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1 It will be the students that are
2 denied the state-of-the-art laboratories and
3 learning spaces.

4 It will be the students that miss
5 out on the opportunities to take part in
6 research that leads to advancements for our
7 society.

8 It will be the students who do not
9 get to experience a space that breeds
10 collaborations and cooperations across and
11 within disciplines.

12 It will also be the administrators
13 and neighbors that will not be given the
14 opportunity to witness tomorrow's future play
15 out today.

16 Without the SEC further strain
17 will be placed on the spaces that GW already
18 has, inhibiting the opportunities for new
19 advancements in science and engineering.

20 Thank you, Commissioners, for your
21 time and consideration. I look forward to
22 this project being approved.

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1 CHAIRMAN HOOD: Thank you very
2 much for all your testimony. I greatly
3 appreciate it.

4 Commissioners, any questions of
5 this panel?

6 Does the applicant have any
7 questions?

8 COMMISSIONER MAY: Mr. Chairman?

9 CHAIRMAN HOOD: I'm sorry.
10 Commissioner May? I'm so rry. I don't know
11 how I missed that.

12 COMMISSIONER MAY: I just have a
13 couple of quick comments.

14 I wanted to thank, first of all,
15 all of the students.

16 But Mr. Livingstone in particular
17 for trying to illuminate us on what Campaig n
18 GW is all about.

19 I really do appreciate the effort.
20 The difference between hearing GW cases many
21 years ago versus hearing them now and hearing
22 something more significant directly from the

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1 students, I think, is very meaningful.

2 It's not just 118 letters. It's
3 118 letters with many different things to say.

4 The one point I would make with
5 you is if you got it to us a little bit sooner
6 we might be able to read it in advance of the
7 hearing. Not that I really want to read
8 another 118 pages.

9 But if you have any of them like a
10 week and a half ahead -- you can talk to Ms.
11 Schellin about what the deadline is -- they
12 can actually be distributed to us in advance,
13 which would help us to read them.

14 So I appreciate that.

15 I also wanted to mention in
16 particular, I did skim through the letters as
17 we were sitting here and glanced at a few
18 things.

19 I happened to notice -- first of
20 all, I noticed your letter.

21 But I also noticed a letter from
22 Marcus Hendricks, who is a DCPS graduate, I

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1 believe. He's a graduating senior. He went
2 to DCPS with my son. I'm very glad to hear
3 him speaking up on this topic because I knew
4 he was an engineering student there.

5 Thanks.

6 CHAIRMAN HOOD: Any other
7 questions, comments?

8 Does the applicant have any cross-
9 examination?

10 Does the ANC?

11 Ms. Kahlow?

12 Again, we thank you all for your
13 testimony.

14 Okay. I think now we'll go to --
15 we don't have any persons who are here in
16 opposition. I called for that. Unless
17 someone came in afterwards.

18 Do we have a person here in
19 opposition?

20 Okay. I've already called for
21 that and don't see anyone.

22 We're going to end now with the

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1 party in opposition.

2 Ms. Kahlow?

3 MS. KAHLOW: Our party letter
4 requested 30 minutes. We will be less than
5 that but you can put on 30.

6 There are only two witnesses
7 today. We didn't bring another witness.

8 I'm Barbara Kahlow. I live at 800
9 25th Street Northwest. I'm testifying on
10 behalf of the West End Citizens Association,
11 the oldest citizens organization in the Foggy
12 Bottom/West End area.

13 One of the WECA's goals is
14 maintaining -- whoops. I forgot to give them
15 copies. Pardon me. It's been a long night.
16 One of the WECA's goals is maintaining the
17 quality of life for the residential community
18 in Foggy Bottom/West End.

19 On September 14, 2006 we requested
20 party status for the campus plan case. On
21 February 3, 2011 you granted us party status,
22 the West End, for the first case, Square 103,

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1 and then today for Square 55.

2 I have a footnote that noted, and
3 I consider it very important, that we opposed
4 the 20-square omnibus PUD. It was
5 recordbreaking. There's nothing in the
6 regulations for it.

7 As a consequence, we're faced
8 today with some questions about amenities.
9 Because there is no such animal, neither an
10 omnibus PUD for 20 squares that are not
11 contiguous nor in the PUD regs or the campus
12 plan regs.

13 Today I'll be discussing four
14 areas, some of which were mentioned in the
15 cross-examination:

- 16 (A) adverse traffic impact,
17 (B) insufficient PUD amenities,
18 (C) inappropriately relocated pocket
19 park, and
20 (D) problems with GW streetscape
21 proposal.

22 First, just traffic. On January

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1 20, 2011 the WECA and GW met with DDOT, not
2 the two people here today but two other people
3 representing them. The January 20 meeting was
4 called at the request of DDOT.

5 Ms. Ricks request ed a
6 representative and we met with the person on
7 January 21 for the on-site inspection of three
8 squares. The two Squares 103 and 55 that
9 we've heard from before and today, and also
10 Square 39 that we have not yet heard from but
11 we will be hearing. It was efficient to look
12 at all three at the same time.

13 During the January 20 meeting, as
14 I talked about in cross, we gave again DDOT a
15 copy of our December 7, 2006 memorandum and
16 attached chart entitled 16 of 67 Traffic
17 Intersections at E or F level of service.

18 I've attached that at the back.
19 I'm not going to go through it all.

20 Both the memorandum that wa s
21 requested by the chairman of the Z oning
22 Commission back then and the chart that shows

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1 all of the E and F level of service and the
2 a.m. and p.m. peak -- I mentioned, as you know
3 already, 21st and H and 20th and H -- we never
4 got an answer to that.

5 The WECA reminded DDOT it never
6 responded to this informational analysis for
7 which WECA had sought DDOT's independent
8 evaluation and the Zoning Commission
9 independently requested.

10 The WECA advised DDOT that it
11 would be reraising this problematic adverse
12 traffic impact in the Square 55 case.
13 Nonetheless in the report that we all heard
14 today, the DDOT report, there was no mention
15 of level of service whatsoever, which was
16 unfortunate.

17 Unfortunately also in 2007 the
18 Commission decided to act on this proposed
19 omnibus PUD without DDOT's independent
20 analysis of the adverse traffic impact, as the
21 WECA chart indicates 11 of 16 intersections
22 were to increase in level of service grade --

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1 for example, from E to F -- despite mitigation
2 and three showed no change in the failing
3 grade.

4 As a consequence of the overall
5 adverse impact the WECA had requested that DC
6 prepare an environmental impact statement, but
7 it never did so.

8 GW's March 4 supplemental
9 prehearing statement incorrectly concludes the
10 Commission has already resolved questions
11 regarding traffic impacts.

12 The world changes. It's changed
13 since 2007. The traffic situation is intense
14 right now. Ms. Maddux will be discussing a
15 real-life experience, how she's experienced
16 it.

17 DDOT found that with mitigation
18 all of the intersections but one could be
19 fully mitigated. This isn't true, period.

20 As GW's own traffic impact study
21 shows under existing conditions, 6F level of
22 service, which is the worst, 5 in the p.m.

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1 rush, 1 in the a.m. ru sh, and 2E un der the
2 application, 8F level of servi ce, 6 in the
3 p.m. rush, 2 in the a.m. rush, 3 Es, future
4 conditions. It goes on and on. I list them
5 all for you here.

6 As I asked earlier, there is no
7 p.m. rush discussion. Since it was already F,
8 F is F is F. There is no G and H.

9 The Office of Planning report, as
10 Ms. Coder cited and as I asked OP, did talk
11 about some of the traffic and parking
12 problems, specifically about some of the
13 things that were going from D to E, etcetera.

14 Since you already know where we
15 stand on that, I'm going to amenities.

16 GW's largely show -and-tell
17 community input process from May 2005 to
18 August 2006 for the ca mpus plan was very
19 poorly attended by Foggy Bottom/West End
20 community residents. Almo st everybody that
21 was there is here.

22 There were very few ANC people,

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1 very few Foggy Bottom Association people, very
2 few West End Citizens Association people.
3 Most of them were GW employees, professors, or
4 GW students.

5 However, representing the WECA I
6 attended nine of the 10 meetings, all but the
7 historic preservation, the last meeting.

8 At one of them the Office of
9 Planning came, McCarthy, who was the head of
10 the Office of Planning then.

11 I asked for all people who were
12 not GW employees or GW students to stand up.
13 Well, guess how many people stood up in a room
14 full of 100 people? Five. That's it. That's
15 what typically happened.

16 So you didn't get input either in
17 the meetings or in the process.

18 Disappointingly our objections,
19 the West End Citizens Association's
20 objections, were not properly recorded in the
21 information provided by GW to the Commission
22 and were largely ignored by GW.

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1 At the time we told you all that
2 none of our comments were particularly
3 recorded. And we mentioned it to GW but they
4 didn't care. It wasn't GW particularly; it
5 was their employee, their contractor.

6 In the end, GW's proffered
7 amenities package has reflected some public
8 benefits but not desirable amenities for the
9 directly affected community.

10 DC law requires a substantial
11 share of PUD amenities must be for the
12 directly impacted community. The law says
13 location of PUD amenities require that a
14 substantial part of the amenities proposed in
15 PUDs shall accrue to the community in which
16 the PUD would have an impact. That's the comp
17 plan. It's law. It hasn't happened in this
18 case.

19 As a consequence, on February 16
20 ANC 2A unanimously objected to GW's Square 55
21 proposal.

22 Ms. Coder did a fabulous job

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1 laying out lots of the issues.

2 They asked GW to make a
3 significant financial contribution for the
4 second entrance to the busy Metro stop.

5 As Ms. Coder pointed out, the
6 \$100,000 that was supposed to be in the campus
7 plan for a study didn't happen. It was
8 redirected to the Housing Production Trust
9 Fund.

10 So there's never been any
11 financial contribution for this Metro stop
12 that would help a lot the pedestrian safety in
13 our neighborhood. And it might actually
14 encourage people to take the Metro, because
15 right now it's impossible to get in and out of
16 that Metro stop.

17 OP's March 14 report also talks
18 about strengthening the amenities package and
19 their belief in the wisdom of a future second
20 Metro entrance. In addition, OP clarified
21 that second-stage amenities often include more
22 amenities.

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1 The WECA agrees both with ANC 2A
2 and OP, and thinks that there should be more
3 amenities, specifically contributory fundin g
4 to the Metro second entrance.

5 The site that they're talking
6 about across the thing is nowhere near ready
7 for development. It could be, as Mr. Hood
8 said, the 16th of 16. It could be at year 20.
9 Meanwhile, here we are choking with the
10 eighth most popular subway stop and the only
11 one with only one entrance.

12 We need to do something about that
13 if we're really goi ng to be serious about
14 making it better and using Metro.

15 Pocket parks. Apparently OP wa s
16 unfamiliar with in 19 92 George Washington
17 University opened the John A. Wilson pocket
18 park at 22nd and I Street. Many of u s sit
19 there and actually contemplate because it used
20 to be a quieter area. I take allergy shots
21 across the street so I go there all the time.
22 The community currently enjoys it.

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1 It is going to be closed. GW is
2 proposing to move and have a different pocket
3 park in the interior space within Square 55.

4 It would be accessed along the
5 truck delivery route, even though it's
6 screened -- the truck delivery route off I
7 Street. This relocation plan would be
8 dangerous and unhealthy for pedestrians. This
9 is unacceptable.

10 I don't think anybody in the
11 community is going to use it. Maybe some
12 students will but none of the community
13 members because nobody wants to possibly get
14 hit by a truck.

15 The WECA requests that the
16 Commission direct GW to incorporate t he
17 current location of the John Wilson Park in
18 the revised building design, to sort of cut
19 out a corner.

20 OP's March 14 report incorrectl y
21 stated information about the park because they
22 didn't know that there was this earlier park.

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1 Streetscape. The WECA was the
2 only Foggy Bottom/West End community
3 organization to participate in any of GW's
4 three streetscape meetings; i.e. no ANC
5 representatives, no Foggy Bottom Association
6 representatives, but several -- I think one of
7 them we had five West End Citizens Association
8 representatives.

9 The meetings were on August 30,
10 2006, May 6, 2009, and June 15, 2009.

11 The WECA has consistently raised
12 opposition to two issues with GW's proposed
13 streetscape. Both have to do with safety of
14 our elderly population.

15 It's planned for long, unsegmented
16 benches instead of the Zoning Commission's
17 approved segmented benches throughout Foggy
18 Bottom/West End, which help our elderly
19 citizens so they can get up or down because
20 they can hold the middle of the bench.

21 And brick sidewalks, which have
22 proven dangerous especially for our

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1 community's elderly population.

2 With respect to the sidewalks, Ms.
3 Maddux was a victim and several in our
4 building. One actually died on the sidewalk.

5 With respect to the benches, I
6 captioned inside an email that I sent to Lewis
7 Booker, the excellent DDOT staffe r with whom
8 we had the on-site meeting. He asked in the
9 emails that preceded this if we could give
10 citations to the order from the Zoning
11 Commission for segmented benches.

12 As he requested, here's a link to
13 the IMF PUD Zoning Order. I ci ted the pages
14 where the Zoning Commission required segmented
15 benches for the area east of 23rd Street.

16 In the end, the IMF gave mo ney.
17 DDOT John Thomas is actually implementing
18 this. There are already some segmented
19 benches. There will be more to help our
20 elderly to get back and forth and around the
21 community.

22 Also there was a link to the Ritz

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1 PUD Zoning Order and its pages calling for the
2 replacement of bridges in Washington Circle
3 and up and down the pocket parks from 23rd to
4 26th, which is in the West End. All of the
5 different pocket parks all have segmented
6 benches.

7 The developer and I met with the
8 National Park Service on the specific
9 segmented benches and we reached agreement.
10 Those are the ones that are currently in
11 place.

12 I am happy to know that the Park
13 Service is using that in Georgetown and many
14 other places because it really helps for our
15 community and it works.

16 Thank you for your consideration
17 of my testimony on behalf of the West End.

18 Ms. Maddux is going to actually
19 not just talk about process but real-world
20 stuff.

21 I now turn the floor to her.

22 MS. MADDUX: Good evening,

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1 Commissioners. I always seem to get the
2 clean-up duty at the end. I'm sorry.

3 First of all, Commissioner Hood, I
4 would like to thank you and the Commission for
5 putting into the requirement that GW have
6 these community meetings.

7 I find that they've been very
8 helpful. It's a good framework regularly
9 scheduled for us to bring issues to GW so that
10 we can talk about things so it's not a
11 "surprise, got you" when we come to you all at
12 the end.

13 I think GW would agree that we do
14 bring issues to them, maybe the great, big
15 issues.

16 But we also bring things like the
17 noise, the problems with people in the streets
18 when the kids are playing football in the
19 streets, the repaving projects when they need
20 to meet with us to work out how that's going,
21 issues that their police department needs to
22 address to keep peace in the community, the

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1 issues of living together in a neighborhood.

2 This community forum has been a
3 very helpful thing. They may not like what we
4 have to say and we don't always like what they
5 reply, but it's the best framework and forum.

6 It's not like the Friends Group.
7 They're organized supporters. There's more
8 open give and take about what's going on,
9 what's going to happen next.

10 Also it's an easier forum in which
11 to ask questions. There's more time. They
12 take more time to give us explanations.

13 It's the normal tension. It's a
14 grassroots democracy and I think we're all
15 busy watching what's happening with grassroots
16 democracies around this world.

17 It's a very helpful entity. It's
18 unfortunate everybody hasn't participated as
19 you envisioned it. But I thank you for it
20 because it has been helpful to our community
21 and our neighborhood.

22 And I think they would admit it.

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1 Because particularly on the issues about
2 noise, the data they keep, the responsiveness
3 to the neighborhood on the part of being a
4 good neighbor and trying to participate
5 overall.

6 Thank you for forbearing my
7 unprepared remarks.

8 I'm Sara Maddux. I live at 522
9 21st Street Northwest. I've lived in the
10 immediate neighborhood since 1966. I'm one of
11 the old people. There are two others here, I
12 think.

13 I have closely observed George
14 Washington University's changes and impacts on
15 our Foggy Bottom/West End neighborhood since
16 that time.

17 This is the third very major
18 project by GW in the recent time frame
19 beginning with Square 54, continuing to Square
20 103, and now Square 55.

21 With these projects so close
22 together in design and implementation, it's

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1 difficult for realistic analyses by the city
2 agencies to be carried out. But for those who
3 live in the area, we can present some defined
4 observations.

5 The most immediate concerns are
6 traffic and pedestrian safety issues, issues
7 which we continually bring to this Commission.

8 This is not a traditional
9 neighborhood or business center. This is a
10 university campus which is part of a larger
11 neighborhood that has substantial commercial
12 buildings with resident taxpaying population
13 and a large on-campus resident population.

14 This population probably totals
15 20,000 people during the day, including the
16 commuting federal, nonprofit, and private
17 sector populations as well as the commuting
18 student population and the teaching faculty of
19 GWU.

20 During the day the numbers of
21 people walking through the neighborhood,
22 driving through, and those parking are

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1 probably bigger than most small towns in
2 America.

3 We should include the evening
4 classes at the GWU Law School, public events
5 at Lisner Auditorium, and visitors and staff
6 to the GWU Hospital.

7 This transit population also
8 includes people who use the Foggy Bottom Metro
9 Station, which we've overworked, who work in
10 the commercial area north of Pennsylvania
11 Avenue.

12 And add in the shuttle bus system
13 operated by GWU within this neighborhood to
14 service the students and others who commute to
15 other parts of the university located beyond
16 walking distance. Then the traffic and
17 pedestrian safety issues are huge.

18 I also just remembered all of the
19 commuter buses that are run by places like the
20 Federal Reserve, the Red Cross, and others who
21 circulate through the neighborhood.

22 Square 54 immediately north of

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1 this site is not even yet populated and Square
2 103 is at an early sta ge. These wi ll have
3 substantial impacts on the neighborhood.

4 But the analyses are theoretica l
5 and the analysis for Square 55 is based on
6 now, not the future activity. We really need
7 an avatar or presentation so you can see what
8 is going on and what it will be like if all
9 these projects come together as proposed.

10 And this is only the beginning o f
11 16 PUDs in the ca mpus plan. You're asked to
12 be future visionaries.

13 But for now, anytime of the day or
14 evening when classes break the students and
15 associated faculty stream out of the buildings
16 into the streets without rega rd to t raffic
17 signs, regulations, or just common sense.

18 Driving up 2 2nd Street or down
19 21st Street is fraught with dangers. Students
20 returning from classes in buildings on K
21 Street, which has been mentioned, are surging
22 towards the main campus.

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1 There's really a need for school
2 safety patrols such as serviced around
3 elementary grade schools. I have brought this
4 out during open meetings.

5 Past traffic studies were often
6 done during periods of time when there were
7 few or any students; July and August, winter
8 holidays, spring break. When you look at the
9 date and the timing of the work, it's not
10 realistic.

11 Page 6 of the OP report notes the
12 \$250,000 donation for the study of traffic.
13 Now we understand what happened with the
14 money.

15 But just standing on that corner,
16 and I went by it today, you can hardly go
17 through it very carefully so that you don't
18 danger somebody.

19 And by the way, when all these
20 people stream out they're not looking.
21 They're playing with their little devices.
22 They're listening on their iPods. They're

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1 totally unaware of who's walking next to them,
2 who's driving down the street.

3 Now, how are th ey going to get
4 across the street? I'm th inking some parent
5 has poured in a quarter of a million dollars
6 of tuition and this kid's not going to be able
7 to use it.

8 Anyway, once all the commercial
9 place opens on Square 55 -- 54, rather, excuse
10 me -- and you have people ca rrying their
11 groceries, pushing their baskets, eating,
12 drinking, listening on their iPods, and doing
13 their little things like that, we have a
14 serious pedestrian traffic problem.

15 Please come and watch. I'll buy
16 lunch. Oh, wait a minute. Y ou can't accept
17 it. Know my good intention is there.

18 The parking lot for the science
19 building will be a public parking lo t. This
20 means coming and going. It's not one of these
21 assigned, easy things.

22 That's what's happening with al l

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1 these parking lots. So the traffic from the
2 parking lots is a bit understated.

3 There's a heavy promotion of the
4 use of bicycles. Just walking around the
5 neighborhood one rarely sees students using
6 these bicycles. What you usually see are the
7 remains of the bicycles attached to either
8 trees or parking meters. Somebody could
9 probably make a fortune in picking up these
10 things.

11 If the bicycle racks are going to
12 be on the sidewalks, is anybody paying
13 attention to how much space is left for the
14 pedestrians? When they talk about 80
15 bicycles, I really wonder.

16 The use of the brick sidewalks, as
17 you all have heard to no end, is near and dear
18 to me and to Blue Cross Blue Shield, and
19 thankfully my rehabilitated left wrist. This
20 is a \$10,000 medical expense.

21 Walking through the GW campus on
22 any brick sidewalk in place is more dangerous

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1 as each year shows more uneven, tipped, and
2 missing bricks. These sidewalks are
3 absolutely dangerous and I'm not the only
4 victim.

5 At every public meeting of GW's
6 presentations this issue has been raised. If
7 bricks must be used, they must be embedded in
8 cement or material of a long-lasting duration
9 through all kinds of weather, which will
10 ensure a flat, level, smooth walking surface
11 free of the uneven defects.

12 Although there's a universal
13 demand for the new Metro entrance and
14 provision for the future, the only thing I
15 would ask is that you use your good offices
16 however they may be through any bureaucratic
17 presentation.

18 Because I listen to the radio
19 about what's happening with the Metro Board,
20 the expansion of WMATA, all the competing
21 interests, what the local communities can pay
22 for or not pay for.

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1 But if you all can put forward
2 your best interests for their consideration, I
3 think that's the only way we're going to get a
4 wider, broader view of this other than just
5 our neighborhood.

6 Heaven knows in this budget
7 climate where they're ever going to find the
8 money for it. But at least let's get it on
9 the list with WMATA for their long-term
10 planning.

11 As much as it would be nice to
12 have everybody kick in a quarter of a million
13 dollars, you know -- we've heard costs between
14 \$40 million and \$100 million. That has to
15 come out of a bigger budget in a different
16 way.

17 The only thing we can do is go
18 forth as part of the District of Columbia to
19 lobby for our interests as part of the broader
20 system.

21 In closing, I just ask that you
22 remember the 14 other PUDs to come down the

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1 stage.

2 Encourage DDOT to do something
3 about the traffic and the students, and you'll
4 never see me again. Isn't that wonderful?

5 It would make you very happy
6 probably, Commissioner Hood. We would all
7 like to get along better.

8 But I also hope that you all would
9 appreciate the exchange between the West End
10 and GW and what we try to do as the residents
11 of the neighborhood to bring our concerns to
12 GW. Because everybody needs a balance and
13 everybody has a different point of view that
14 we need to work for.

15 I thank you kindly for your time.
16 I realize it's very late. Thank you again.

17 MS. KAHLOW: I want to add one
18 thing. Because I realized that when Mr. Hood
19 asked a question of Rebecca Coder, Rebecca
20 didn't know at the moment why the Advisory
21 Committee's not working, why you have five or
22 six community people there every single

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1 quarter and that's it.

2 The reason is because the
3 Commission, unlike any other campus plan
4 advisory committee, decided to make a five -
5 five split.

6 So if GW had five people show up
7 and the community had five people show up, you
8 had an in-pass. But meanwhile if one of the
9 community people didn't show up, they could be
10 outvoted. It was because of the structure,
11 not the ideas.

12 As Ms. Maddux said, she and I both
13 go. It's been very useful in terms of
14 information exchange but it wasn't set up to
15 actually benefit the community.

16 So the ANC said, "We can use our
17 normal process instead." That's why the ANC
18 -- there's only two Commissioners have ever
19 attended and they've only attended one or two
20 each, Ms. Coder being one of them.

21 It's not working the way you had
22 intended because of the way you designed it.

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1 However, as Ms. Maddux says, it was a good
2 idea. Maybe if we did n't have the five-five
3 split it would have worked better.

4 I don't know that you can actually
5 amend it in t his order. But it's something
6 you can th ink about, because it is useful
7 everywhere else in the ci ty and this is the
8 only one that was designed this way.

9 Thank you.

10 CHAIRMAN HOOD: Okay. I want to
11 thank you both for your comments and your
12 testimony in this case in opposition.

13 I want to say one thing first to
14 Ms. Kahlow about the five-five split. I think
15 I was around here when that went down.

16 I will t ell you that, at least
17 from my perspective, I know five -five, you
18 always normally have an odd number. That was
19 more than what we had then. It was a start.
20 I think that's kind of where we were.

21 Ms. Maddux, I think when I first
22 got here you were ANC Commissioner at the

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1 time.

2 MS. KAHLOW: She was a chairman.

3 CHAIRMAN HOOD: Yes. It 's been a
4 while. I don 't know how long it's been but
5 it's been a while.

6 I think that it's good to have --
7 and I sincerely mean this because I' m in the
8 neighborhood too, whether i t be GW, over in
9 Ward 5, or wherever. It's good to have people
10 to keep an ey e, stay abreast, and just keep
11 people honest whethe r it be a university,
12 whether it be a transfer station.

13 So we're always glad to see you.
14 I just wanted to comment on that. We're
15 always glad to see you. Because at the end of
16 the day some folks, at lea st some developers
17 that do things, they go home. We stay here
18 and we have to endure it. I want to just say
19 that to you.

20 Stay engaged, whatever you have
21 going on now. If it makes our nights longer,
22 that's fine. But stay engaged. We'll try to

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1 strike that balance which you mentioned.

2 MS. MADDUX: Thank you. Mr.
3 Parsons and I were in a race on who had the
4 most gray hair. But I see he retired.

5 CHAIRMAN HOOD: He retired. I
6 guess it was, what, 30 -some odd years or was
7 it 40? He'll probably have the record.

8 Okay. Let me open it up.

9 Commissioners, any questions of
10 West End?

11 Commissioner May?

12 COMMISSIONER MAY: I do have
13 questions. I wanted to come up with a snappy
14 hair remark but I don't have that.

15 I did want to make one comment
16 about Park Service standard for benches. I
17 thought that this was part of the equation but
18 it hasn't been mentioned yet. The benches
19 with segments in them are harder to sleep on.

20 MS. KAHLOW: Exactly.

21 COMMISSIONER MAY: I was expecting
22 somebody would speak up about the unsegmented

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1 benches being an issue with homeless.

2 Is that not an issue?

3 MS. KAHLOW: It is. But I decided
4 to be politically correct because press is
5 here.

6 COMMISSIONER MAY: It's a real
7 issue that many jurisdictions have to deal
8 with.

9 MS. MADDUX: Mr. May, may I add, I
10 think another way of looking at it is we've
11 been at this longer on the issue. It's a
12 loitering issue as well.

13 COMMISSIONER MAY: Right.

14 MS. MADDUX: Whether it's homeless
15 sleeping or people just hanging out 18 hours a
16 day, it is a loitering --

17 COMMISSIONER MAY: I understand.
18 There are many parts around the city where the
19 neighbors would like the Park Service to
20 simply remove benches for that reason.

21 MS. KAHLOW: Well, one of them
22 that isn't in camp but right now is the next

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1 one you're going to hear, Square 39. That's
2 the one where we got all energized and said,
3 "I can't use that park!"

4 You've got to make it somehow that
5 we can use it. It's supposed to be an amenity
6 to us.

7 COMMISSIONER MAY: Let's talk
8 about parks a little further.

9 The Wilson park you referred to ,
10 is there an image somewhere in the materials
11 that we've received that show exactly where
12 that is or what it looks like?

13 I tried to look through what was
14 here to see if it showed up in some fashion.

15 MS. KAHLOW: David? You have a
16 mention but no image, I don't think.

17 COMMISSIONER MAY: It's on Square
18 55 now?

19 MS. KAHLOW: Yes. It's on the
20 northeast corner on 22nd Street.

21 COMMISSIONER MAY: On the
22 northeast corner? Okay.

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1 MS. KAHLOW: But it's a teeny b it
2 below the corner.

3 MR. AVITABILE: It's in public
4 space --

5 COMMISSIONER MAY: It's public
6 space?

7 MR. AVITABILE: -- on the eastern
8 side of the parking garage, towards the
9 northeast corner.

10 COMMISSIONER MAY: Okay.

11 CHAIRMAN HOOD: Can I ju st ask --
12 I'm sorry. I want to ask about the park when
13 you finish.

14 COMMISSIONER MAY: I was going t o
15 move onto a different topic. So stay on it.

16 CHAIRMAN HOOD: Let me ask, the
17 John A. Wilson Park, who is that named after?

18 MS. KAHLOW: John W ilson, the
19 chairman.

20 CHAIRMAN HOOD: Who named it after
21 John Wilson?

22 MS. KAHLOW: GW.

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1 CHAIRMAN HOOD: Oh, okay. So
2 you're going to do away with the park?

3 MR. AVITABILE: No. If I may
4 answer the question, we're going to move it to
5 the new park that's located on I Street.

6 CHAIRMAN HOOD: But it's still
7 going to be called after our former chairman
8 of the City Council, John Wilson?

9 MR. AVITABILE: That's correct.
10 Of course.

11 MS. KAHLOW: It's going to be in
12 the inside area near the trucks. That's why
13 we say it's unfortunate.

14 COMMISSIONER MAY: Okay. Then I
15 had one other question.

16 Ms. Kahlow, your reference earlier
17 in your testimony to a 20-square PUD and
18 saying that that's simply not ever been done,
19 I don't understand why.

20 Is it because it's 20 and it's not
21 10? There have been other PUDs that are
22 multiple squares before.

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1 MS. KAHLOW: I researched and it
2 was part of my testimony back then. And I'd
3 be happy, as the last time you asked a
4 question, to provide the answer.

5 There has never been anything of
6 this size in noncontiguous squares.
7 Everything else --

8 COMMISSIONER MAY: But there have
9 been multiple-square noncontiguous PUDs in the
10 past. Capper/Carrollsborg is one.

11 MS. KAHLOW: Capper/Carrollsborg
12 was one of the ones. I researched and
13 explained the difference.

14 Can I provide you with a
15 reference?

16 COMMISSIONER MAY: No. I was just
17 curious about that. For me, the parallel is
18 clear between them. I was just -- it sounded
19 like you were saying that nothing like this
20 has ever been done. It's clear to me that
21 there's a parallel between this and
22 Capper/Carrollsborg --

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1 MS. KAHLOW:

2 Capper/Carrollsbu rg --

3 COMMISSIONER MAY: -- in terms of
4 it being multiple squares and noncontiguous.

5 MS. KAHLOW: But my unders tanding
6 was that that was all owned by the government,
7 unlike this where there are private property
8 owners.

9 COMMISSIONER MAY: I don't know
10 how that makes a difference.

11 And that's not true. Ther e was
12 privately held land in Capper/Carrollsbu rg
13 too.

14 MS. KAHLOW: Well, ther e was
15 Capper/Carrollsbu rg and one hospital, as I
16 recall sometime ago, the testimony. I showed
17 the number of squares. This was by far the
18 biggest and the most unusual.

19 Most importantly, there's not hing
20 in the regulations to gov ern it. And as a
21 consequence --

22 COMMISSIONER MAY: That's a

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1 different story. If there was no thing in the
2 regulations to govern it, we wouldn't be able
3 to do it. And it has been done so clearly it
4 is covered in the regulations.

5 MS. KAHLOW: I don't believe it' s
6 in -- clearly it has precedent but not in the
7 regulations. But if I could provide --

8 COMMISSIONER MAY: Clearly we had
9 the authority to do it because it's been done,
10 right?

11 MS. KAHLOW: It was different. My
12 testimony explained how it was different. I
13 don't have that with me now but I can easily
14 provide it for the record.

15 COMMISSIONER MAY: That's okay.
16 I'm not looking for further information on
17 that.

18 MS. KAHLOW: Okay. All right.

19 COMMISSIONER MAY: I wanted to
20 respond to your point. All right. Thanks.

21 CHAIRMAN HOOD: Any oth er --
22 Commissioner Turnbull?

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1 COMMISSIONER TURNBULL: Thank you,
2 Mr. Chair.

3 I just wanted to thank Ms. Maddux.
4 I enjoyed your testimony. I know you're in
5 opposition but I thought it was very
6 enjoyable, your comments.

7 One of your items I think has some
8 practical solutions, the brick sidewalks. I
9 think it's an engineering issue. I think you
10 can look at engineered fill, whether they're
11 laying on sand base or a concrete base.

12 I think that's a standard that the
13 university could look at. I think that's
14 something that can be addressed down the road.

15 I think it's probably a standard for the rest
16 of the PUDs, whatever works.

17 So I think there is a solution to
18 -- there's many ways to lay a brick sidewalk.

19 I think the university simply has to look at
20 what would probably be the most expeditious on
21 their part for getting them down and what's
22 going to last the longest.

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1 Thank you.

2 CHAIRMAN HOOD: Any other
3 comments?

4 Commissioner Selfridge?

5 COMMISSIONER SELFRIDGE: Thank
6 you, Mr. Chairman.

7 I would also like to thank Ms.
8 Maddux. I thought it was helpful as well that
9 you indicated that GW has done a good job
10 reaching out and tried to be inclusive.
11 Sometimes that gets lost in it.

12 It's unfortunate that people don't
13 take advantage of these opportunities all the
14 time but these are long nights, people are
15 busy, there's a lot of time. But GW should be
16 commended for the efforts that they take.

17 I just had a couple of questions,
18 really kind of one question, maybe two parts
19 on the amenities. We hear a lot of talk about
20 the amenities are insufficient.

21 I guess my first question would be
22 it seems that GW -- and this was talked about

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1 a little bit earlier, that they might be able
2 to support the -- and I don't want to put
3 words in their mouth, but what I'm hearing is
4 maybe there's some support for a Metro stop
5 down the road at Square 77.

6 To the degree that that could be
7 flushed out a little bit more I think that'd
8 be helpful for everybody, particularly moving
9 forward on these other PUDs.

10 I do want to make the point that I
11 don't think that all the responsibility lies
12 with GW. This sounds like a \$30-40 million
13 project. And \$100,000 would be nice but I
14 think that still leaves a pretty big hole.

15 So GW probably has a role to play
16 in this but they're certainly not the only
17 participants. I don't want that to get lost
18 either.

19 I wonder if Ms. Kahlow or Ms.
20 Maddux could speak about the amenities a
21 little bit and what is missing that they would
22 like to see that hasn't been addressed?

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1 It seems like it was addressed
2 previously. But maybe now some folks are
3 asking for a little bit more and I'd like to
4 know what that is specifically.

5 MS. KAHLOW: You start and I'll go
6 second.

7 MS. MADDUX: What we've generally
8 looked at is sort of a trade -off when you're
9 talking about a PUD --

10 COMMISSIONER SELFRIDGE: Can you
11 pull up the microphone?

12 MS. MADDUX: -- something that
13 would be of value to the neighborhood, such as
14 when we were here recently on 2101 L Street.
15 They got an adjustment in their commercial
16 area space and then they are going to help out
17 our fire department.

18 So there was a trade -off of what
19 was good for their business plus it enhanced
20 neighborhood. The best part, that fire
21 department serviced that particular building.

22 So there's a direct linkage, it

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1 doesn't redound to anybody individually, it
2 doesn't redound to a particular group of
3 people. That's the way we've looked at it.

4 For these very, very large
5 projects, I think that's the point you look
6 back to see what the need in the neighborhood
7 is at the time.

8 For instance, there's going to be
9 a traffic light. That's going to be a great
10 enhancement to the neighborhood.

11 GW put a traffic light in 21st and
12 F, which was a great enhancement to the
13 neighborhood. It cut down on the traffic
14 accidents. It cut down on -- several people
15 had been hit by cars.

16 So it's sort of at the time, you
17 need to look that they're getting an extra
18 benefit, an economic value, a long-term issue,
19 but also what would be advantageous to the
20 neighborhood. It has to be a reasonable
21 trade-off.

22 That's the way philosophically

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1 we've looked at it in the past.

2 MS. KAHLOW: Mr. Selfridge, I of
3 course agree with everything Ms. Maddux just
4 said.

5 But we were never asked in this
6 show-and-tell process what amenities we
7 wanted. Every other developer has sat down
8 with us and said, "What would you like?"
9 That's how we came up with a trade for retail
10 on 2101 L, for the fire station at GW, for
11 1957 E Street gave us the stoplight.

12 If they had sat down we could
13 easily have identified a host of issues. We
14 have done it with every other developer. I
15 could go one by one.

16 I use the example of the Ritz
17 where they cleaned up Washington Square. New
18 tiles, new benches, new water fountains, and
19 then the benches all the way up and down. The
20 IMF gave us benches, gave us trees. People
21 gave us things that would benefit basically
22 the neighborhood.

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1 We would have been delighted to
2 and we'd still be delighted to identify them
3 for you.

4 COMMISSIONER SELFRIDGE: I've seen
5 you be very active even in my short time here.

6 So I know that you probably do have a list
7 that you keep handy.

8 I would like to second what
9 Chairman Hood said, if we could get WECA and
10 GW closer on these I think we'd all feel
11 better moving forward and just think the
12 process is working a little better.

13 CHAIRMAN HOOD: As already been
14 stated, both Ms. Kahlow and Ms. Maddux, we
15 have 14 more to go. I don't know if I'll be
16 around for 14 or any of us. But I can tell
17 you that we would rather leave it better than
18 we've been dealing with it and than we found
19 it.

20 Let me ask this. I'm going to ask
21 you just a blunt question. What is the major,
22 burning issue about this particular PUD in

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1 front of us; is it traffic?

2 MS. KAHLOW: Ye s. Traffic and
3 safety -- pedestrian safety, I'm sorry,
4 pedestrian safety.

5 CHAIRMAN HOOD: Okay.

6 MS. KAHLOW: We've talked aroun d
7 various things.

8 One thing we talked about, why the
9 second Metro stop is so terribly important is
10 because of the overload at the first site. As
11 a consequence, fewer people are taking Metro
12 than might.

13 It's a mess. If you try to cross
14 there's midblock crossings all over the place.

15 It is just plain dangerous.

16 CHAIRMAN HOOD: Okay. I'll tell
17 you, if you look at -- I'm hearing the
18 conversation about the second entrance. But I
19 look at New York Avenue, how that whole stop
20 was done. New York Avenue hasn't always been
21 there.

22 There was a number of partie s

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1 involved, community, ATF, a lot o f businesses
2 around there. There was a lot of, I guess,
3 DDOT at the time. I'm not sure who all had
4 something to do with that but I think it was a
5 collective effort.

6 I think it's a great idea. It
7 would address one of your concerns. We're
8 looking at Square 77. And as Mr. Turnbull and
9 I both talked about earlier, we're going to
10 press it as much as possible.

11 The issue is, when is 77 going to
12 come online? Those are some of the questions
13 and those are some of the issues. If we talk
14 about when Square 77 is going to happen, it
15 may be 20 years from now.

16 MS. KAHLOW: Right.

17 CHAIRMAN HOOD: So I think
18 Chairperson Coder was corr ect. We need to
19 have some type of timeline. I do share the
20 same concern. We need t o start nailing some
21 of this down and coming closer together.

22 Because with 14 more to go and

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1 traffic and pedestrian safety, we just need to
2 have more of a collaborative working
3 relationship. I'm not saying we don't; I'm
4 not saying we do.

5 But I just think we need to try to
6 come closer together so we could try to
7 relieve some of the frustration that the
8 community has had over these years, and also
9 GW.

10 But also listen to the students .
11 This would be in -line with Commissioner May.
12 The students are saying that they would like
13 to have a more up-to-date place to learn and
14 be educated. Somebody said know ledge
15 something. I forget. Whatever it was, it was
16 a good buzzword.

17 I look at Jackson, Mississippi,
18 how Jackson State has started expanding out in
19 Jackson, Mississippi. I know how that went
20 because my personal family lost their home.
21 Didn't lose it but, you know, they expanded.
22 The college expanded.

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1 But I will tell you that it's
2 something we need to look at. We need to
3 find, Ms. Maddux, that balance. How do we
4 find a balance that is conducive to people who
5 live there and also how do we accommodate the
6 students who want to be considered with MIT?
7 I heard MIT mentioned tonight. So we've got
8 to find that balance.

9 One of the things I'm going to
10 look at -- I'm going to talk to Mr. Avitabile
11 and the applicant, and I hope my colleagues
12 will join me. Let's look at what you asked,
13 Sara. Let's look at the traffic and let's
14 look at the pedestrian safety.

15 Let's figure how the community as
16 well as GW can take the lead and follow the
17 role that they did at New York Avenue Metro.
18 They did a whole stop. We're just talking
19 about the entrance.

20 That's all the comments I had. I
21 didn't have any questions.

22 MS. KAHLOW: Thank you.

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1 CHAIRMAN HOOD: That's just all
2 the comments I had.

3 MS. MADDUX: Thank you.

4 CHAIRMAN HOOD: Anybody else?

5 All right. I guess, Mr.
6 Avitabile --

7 Thank you both. Stay engaged.

8 MS. KAHLOW: Thank you.

9 CHAIRMAN HOOD: I mean that. I
10 know you're probably saying, "Oh, he's being
11 political." No, I mean that.

12 Mr. Avitabile, if we could have
13 rebuttal and closing?

14 MR. AVITABILE: Sure.

15 CHAIRMAN HOOD: How much time do
16 you need?

17 MR. AVITABILE: I don't think
18 we'll need --

19 CHAIRMAN HOOD: The subway closes
20 at 12:00.

21 MR. AVITABILE: That's right.
22 We'll be no more than 15-20 minutes tops, I

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1 would think.

2 I'm going to run through just a
3 couple of brief points to respond on the major
4 issues that were raised by WECA and also by
5 the ANC.

6 And we will want to offer Alicia
7 to give some rebuttal testimony, Ms. Knight,
8 and also one additional rebuttal witness for a
9 brief comment on the historic preservation
10 issues.

11 So let me just get started and
12 then we'll go through as we get to people.

13 The first point I wanted to make
14 briefly on the traffic issues.

15 I think it was already made clear
16 by our traffic expert, Ms. Milanovich, that
17 the important thing to look at when you look
18 at traffic impacts is you don't compare them
19 to existing conditions. You compare it to the
20 future background conditions.

21 I think was the point that Ms.
22 Milanovich made clear in response to Ms.

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1 Kahlow's questions. That when you look
2 compared to the background future conditions,
3 the intersections aren't getting any worse.
4 In fact, I think she pointed out at some of
5 those levels of service F intersections the
6 delay is getting a little bit better.

7 So I think that's the first
8 important thing to keep in mind. There's been
9 a little bit of confusion about things going D
10 to E, E to F.

11 When you look at the right metric
12 for analyzing the impact of this project,
13 traffic conditions are not worsening. In
14 fact, they're improving.

15 The second point I wanted to make
16 just in brief response to what DDOT mentioned
17 in their report. GW will agree to do the
18 monitoring two years and five years out.
19 We'll work that into a condition in our
20 proposed order as part of the proposed
21 findings of fact and conclusions of law.

22 The second point, I think the

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1 Commission understood the distinction that was
2 important. The ANC brought up the parking,
3 the parking around this block and the parking
4 in Square 54. But I think the distinction was
5 made clear that in terms of GW's parking,
6 supply on this campus is decreasing.

7 It's going from what was about
8 3,450 parking spaces when the campus plan was
9 approved to about 3,300 spaces once everything
10 is built out. That is the relevant metric in
11 terms of what GW is doing to accommodate its
12 parking demand.

13 The third issue on the pedestrian
14 safety issues. I do want to say GW does take
15 this seriously. We've taken it seriously in
16 our conversations with DDOT. We have listened
17 to Ms. Maddux and we've listened at a couple
18 of occasions.

19 When GW proposed its streetscape
20 plan -- and I think Alicia will fill in the
21 details if I get something wrong -- they had
22 originally proposed brick sidewalks throughout

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1 the campus.

2 In response to the comments that
3 GW heard, they pulled back and they went to
4 concrete sidewalks on the north-south streets
5 and brick sidewalks on the east-west streets.

6 That's what's in the streetscape plan in Tab
7 C of our prehearing submission.

8 Second on the issue of the brick
9 sidewalks, GW actually is doing brick on
10 concrete. In the streetscape plan -- I
11 believe it's page 27 of the streetscape plan
12 that we have a little section that shows what
13 our bricks look like and how exactly it's
14 going to be laid. It is on concrete. I
15 believe that is what DDOT's standard is for
16 high-traffic areas where you use brick
17 sidewalks.

18 This is, again, something that
19 we're doing going forward. We're doing our
20 brick sidewalks to specifically address those
21 concerns.

22 I also wanted to briefly address

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1 the comments about the widths of the clear
2 sidewalk. If you look at the dimension plan
3 that we provided, you'll see that along I
4 Street it is a 7-foot width. Along 22nd
5 Street it's an 8-foot width. The I Street
6 width does get pinched as you go in front of
7 one of the historic buildings to about 6-feet-
8 3-inches, but it is a little bit greater than
9 6 feet.

10 As I briefly discussed with DDOT's
11 representatives, we'll continue to work with
12 them as you identified throughout the public
13 space process as we're getting this project
14 fully approved and permitted.

15 I think the next issue I wanted to
16 address was the amenities. This has been a
17 big subject of discussion tonight.

18 Regarding the idea, we're sitting
19 here hearing a very different version of what
20 we all experienced over the last about four or
21 five years ago.

22 There was a dialogue and a

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1 constructive dialogue with the community.

2 I think Ms. Schellin probably
3 remembers during the campus plan hearing where
4 I came up with 20 binders about this thick
5 that detailed the community-based planning
6 process that GW went through to collect input
7 from everyone in the community on what
8 amenities they wanted.

9 The resulting campus plan and PUD
10 included amenities that were of value to the
11 community and were located in the community.

12 GW's commitment to not purchase
13 additional properties in the residentially
14 zoned areas, that directly benefits those
15 communities.

16 Similarly, the agreement to stop
17 using some of the properties in the
18 residentially zoned areas for housing for
19 undergraduate students. That directly
20 benefits them.

21 The historic preservation plan is
22 a direct benefit.

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1 The retail corridor will be a
2 direct benefit to people who come in and use
3 that retail.

4 That's just a touch of some of the
5 amenities.

6 So I think there were amenities
7 that are present as part of this PUD that are
8 of benefit to the community.

9 I do want to also make it clear
10 that when the Commission approved the first-
11 stage PUD it looked at the amount of density
12 GW was asking for, the height, the lot
13 occupancy, the changes in zoning.

14 It determined that the amenities
15 that were proposed, all the amenities -- the
16 housing commitments, the historic preservation
17 plan, the streetscape -- were all sufficient.

18 That issue was specifically
19 appealed to the DC Court of Appeals by the
20 Foggy Bottom Association. The court agreed
21 with the Commission that it was sufficient. I
22 just want to read briefly one line from that

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1 decision.

2 Which was, "The record contains
3 substantial evidence to support the
4 Commission's decision that the amenities
5 offered by GW outweigh the potential drawbacks
6 of more concentrated development in the Foggy
7 Bottom area."

8 It's very clear the discussion of
9 whether there were enough amenities for this
10 density and this height is -- it's done.

11 That isn't to say that GW doesn't
12 each time it does a development look and see,
13 "Can we go above and beyond what we initially
14 promised?" GW does that.

15 They did that here with
16 sustainability. We've looked at other things
17 that we could do to improve the way the
18 loading would operate, the relationship to the
19 historic buildings.

20 I think you haven't really talked
21 a lot about the building. But it's a pretty
22 exemplary design, when you think about it.

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1 There's a lot of high-quality materials,
2 things that the Commission traditionally
3 expects from a PUD. I think that's important.

4 I don't want to belabor the point
5 too much but I do want to point out that in
6 the ANC's presentation they threw up a chart
7 comparing this project to Square 54.

8 What they ignored in the column
9 for Square 55 were all of those significant
10 campuswide amenities that GW in many cases has
11 already implemented.

12 They've already started pulling
13 out and stopped using residential properties
14 for undergraduate housing.

15 They've designated six historic
16 landmarks including three in this square,
17 which I think speaks to the commitment to
18 historic preservation in this square.

19 So I think that's an important
20 thing for the Commission to consider.

21 I think the other thing to keep in
22 mind is when you're comparing this project,

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1 which is a 375,000-square-foot classroom
2 building, to a 1,000,000-square-foot
3 commercial development, the scale is a little
4 bit different in terms of what you look at
5 there. I won't belabor that point anymore.

6 I do want to ask -- one other
7 minor point. There were concerns referenced
8 about air quality related to the science
9 center.

10 We will of course go through the
11 environmental screening formal process as a
12 part of the building permit. We fully expect
13 that DDOE would raise and work with us to
14 address any concerns that might come out of
15 that.

16 With that, I'd like Alicia to
17 briefly -- okay. We'll have Anne first.

18 We did want to offer one rebuttal
19 witness, Anne Adams, as an expert in the field
20 of historic preservation. I have her resumΛ
21 and I can bring it up.

22 Anne had worked on the Foggy

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1 Bottom Campus Plan and she was actually an
2 expert that testified during that process, as
3 well as in numerous other cases before this
4 Commission.

5 But I will make her resume
6 available and would ask that she be recognized
7 as an expert in the field of historic
8 preservation.

9 Very briefly, what she is going to
10 just testify about is the process that GW went
11 through to look at the potential historic
12 buildings throughout the campus and some
13 specifics with respect to Building K, which
14 was brought up by the ANC.

15 CHAIRMAN HOOD: While he's doing
16 that, Vice President Knight, let me ask you.
17 There was a couple that came up about St.
18 Mary's Church parking.

19 Is that something you all are
20 going to continue with them?

21 MS. O'NEIL KNIGHT: Yes. We
22 intend to continue it. I'll be happy to

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1 address that further if you'd like.

2 CHAIRMAN HOOD: No. That's good.

3 Have we accepted Ms. Adams
4 previously?

5 MR. AVITABILE: Yes, you have.
6 Including actually in the campus plan for GW.

7 CHAIRMAN HOOD: Okay. Yes.
8 That's fine.

9 MS. ADAMS: Thank you.

10 Commissioner Hood and members of
11 the Commission, I'd just like to talk for a
12 minute about the historic preservation element
13 of the comprehensive plan.

14 As part of that process,
15 developing that element, the university
16 surveyed and evaluated all of the buildings on
17 its campus.

18 The result of that work was the
19 identification of a historic district which is
20 at the core of the Historic District.

21 And the identification of five
22 landmarks outside the Historic District

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1 boundaries as proposed; three, as David said,
2 in the square.

3 And actually, one building that's
4 in the Historic District that is significant
5 for reasons other than what this Historic
6 District is significant for. That's also been
7 designated as a landmark.

8 All of the buildings outside th e
9 district were looked at. Building K was
10 considered as part of that process.

11 What the evaluation recognized was
12 that the building has lost its architectural
13 integrity and its abil ity in that altered
14 state to convey its association with Liberty
15 Baptist Church.

16 The church bought the property in
17 1914. It was their third location and second
18 church that they built. They hir ed the local
19 firm of Milburn and Heister to design their
20 church.

21 What the firm designed was a red
22 brick Colonial revival chu rch. It had a

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1 pediment. It had a central entrance bay with
2 a bank of multilight windows in the second
3 floor. The design features of that style were
4 concentrated in the center of the building.

5 That's the building, the Colonial
6 revival church that you saw in the photograph
7 earlier. That's the church that can convey
8 its association with Liberty Baptist Church.

9 In 1960 the church sold the
10 property. They moved to 527 Kentucky Avenue
11 Southeast where they are still located.

12 They sold the building to GW,
13 which then transformed the building into
14 something entirely different as part of its
15 conversion of the church to a gymnasium. The
16 pediment, the central entrance bay with the
17 multilight windows on the second floor were
18 all removed, the parapet was raised, the brick
19 was painted. That sort of took away the
20 Colonial revival aspects of this church and
21 the building lost its integrity. That
22 integrity can't be put back or recreated now

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1 that it's gone.

2 I think the idea of incorporating
3 the facade into this new building is neither
4 meaningful from a historic point of view or
5 from a preservation point of view. The
6 building associated with the church is no
7 longer here and it would certainly be
8 architecturally difficult and awkward.

9 In its altered state I think it is
10 absolutely appropriate to both recognize and
11 commemorate Liberty Baptist Church's years at
12 this site and in the community with some kind
13 of plaque.

14 I think that is a completely
15 appropriate response to concerns about this
16 building which basically was determined not to
17 be either a contributing building in a
18 historic district or a landmark. It doesn't
19 merit that at this point in this state.

20 Thank you.

21 MR. AVITABILE: Thank you.

22 MS. O'NEIL KNIGHT: I think that

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1 means it's my turn. Hopefully I'm the cleanup
2 hitter here.

3 I want to just touch on a few
4 points that were raised that I think it's
5 appropriate for the university to address.

6 I think, following on t o Ms.
7 Adams' testimony, the university does take
8 seriously the history of the community that it
9 is a part of, including its African-American
10 roots.

11 Today we dedicated a bench to Dr.
12 Dorothy Height in commemoration of her 99th
13 birthday. These are things that we do on our
14 campus both to commemorate the history of the
15 District as well as the neighborhood of which
16 we are a part. So I don't want to leave the
17 Commission with the idea that the university
18 doesn't take these things seriously.

19 With respect to the plaque, I
20 guess Tab A41 in our supplemental statement
21 does show an area that we've pre -outlined for
22 where this plaque would go. So it is

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1 something that we are serious about.

2 To follow on , I think David
3 mentioned, we do have ongoing dialogue with
4 members of the community including members of
5 the West End Citizens Association.

6 And just like Chairman Hood noted,
7 I think the university would also be very
8 happy to come with 100 percent support.

9 I think it's worth noting that G W
10 does have a very different relationship with
11 its neighbors today than we did, say, five,
12 six, 10 years ago and are able to have the
13 support of members of our community. Not all
14 of them, but I think we're moving in the right
15 direction to your point.

16 With respect to the Metro
17 entrance, from the university's perspective we
18 believe we've made a commitment. I operate in
19 that I have a commitment. GW does believe
20 that we've made this commitment that when we
21 design this building that we will accommodate
22 a second Metro entrance.

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1 I can't tell you when the building
2 is going to be built. Like most university
3 buildings, it's a function of program and
4 fundraising. When that site comes up in
5 queue, I can't tell you.

6 That being said, we're not
7 standing in WMATA's way of also making
8 progress toward that goal. WMATA's not ready
9 to build this Metro station and we're standing
10 in their way.

11 We are very willing to participate
12 in dialogue with the District, WMATA, or
13 others who might pull together to figure out
14 how this Metro entrance comes to fruition.

15 Again, as I mentioned earlier, I
16 would be remiss if I didn't note that GW
17 cannot and is not proffering to pay for a
18 second Metro entrance but to be a part of that
19 dialogue and to accommodate it in the future.

20 Finally, I want to take a moment
21 on behalf of the university to thank the
22 Commission for hearing testimony from our

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1 students and faculty.

2 I will tell you that the students
3 that sit behind us think that what we do every
4 day is pretty darn cool. If my life were
5 nearly as exciting as they think it is, I
6 would've had a totally different day today.

7 That said, these are all students
8 who really are invested in GW and believe that
9 their testimony here before you really does
10 matter and has an influence. So I really
11 thank you for taking the time to hear them and
12 encourage them to do so.

13 MR. AVITABILE: Thank you.

14 That said, I think I give my
15 concluding remarks at the close of our
16 presentation. We look forward to your
17 decision.

18 CHAIRMAN HOOD: Okay.

19 Commissioners, anything final?

20 Do we have any cross on rebuttal,
21 ANC?

22 Ms. Kahlow?

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1 Do we have anything that we need?

2 I would just ask again -- I know
3 you can't tell us, what you told us about
4 Square 77. But Vice President Knight, I'd
5 like to know about Square 77. I know it's not
6 in the queue. I understand all that. But I'd
7 like to know a little more about Square 77, I
8 think, at the end of the day.

9 We ask for the neighborhood to be
10 a good neighbor. We want to make sure that
11 the college will also continue to try to be a
12 good neighbor. And you might just come back
13 and tell me the same thing, but I'm going to
14 ask you to look at it.

15 Also, again, let's look at that
16 pedestrian safety. I'm not sure what's going
17 to happen during discussion but let's look at
18 that. We may ask for some additional things
19 before final.

20 Just like you said your job isn't
21 exciting. I remember when you used to sit
22 behind the other guy who was the vice

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1 president.

2 So you know, things do change.
3 Hopefully by the time we get ready to
4 deliberate some of those things may change.

5 I remember when the experts Ms.
6 Dwyer and Mr. Barber were the ones presenting
7 for GW. But see how things change; they're in
8 the back advising.

9 What I would say -- I'm making a
10 point here. I would say, you know, this whole
11 thing about what's the community -- some of
12 the things you have already done, things may
13 change.

14 We'll probably be taking this up
15 in a couple of weeks, am I correct, Ms.
16 Schellin?

17 MS. SCHELLIN: We'll probably put
18 this on our April 25 agenda.

19 CHAIRMAN HOOD: April 25. So
20 let's make some of these changes that I've
21 seen. Let's make some changes, let's try to
22 accommodate and work together, and let's all

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1 be a good neighbor.

2 MS. SCHELLIN: So if we could have
3 draft findings of facts and conclusions of law
4 by April 11, 3:00 p.m.

5 Also if you want to make that
6 submittal regarding Square 77 by the same
7 time, that'd be great.

8 CHAIRMAN HOOD: Commissioner
9 Turnbull?

10 COMMISSIONER TURNBULL: I just had
11 one question. The standards in the booklet
12 are stamped draft.

13 How far along -- are there any
14 major changes or is this pretty much what you
15 think is going to happen?

16 MS. O'NEIL KNIGHT: The
17 streetscape plan that's included in the
18 booklet is what the university submitted to
19 DDOT as our final. It's awaiting their
20 approval before it becomes truly final.

21 COMMISSIONER TURNBULL: I was
22 interested by the souvacell part for

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1 sidewalks. I think that looks like a very
2 creative way to stop a lot of heaving of
3 sidewalks with the tree roots. So I
4 complement you on that. It seems like it's a
5 very worthwhile idea.

6 MR. AVITABILE: We do listen to
7 Ms. Maddux.

8 COMMISSIONER TURNBULL: I guess,
9 yes. Thank you.

10 CHAIRMAN HOOD: All right.
11 Anything else?

12 MS. SCHELLIN: I forgot to allow a
13 date for the ANC and WECA to respond to the
14 response only regarding Square 77.

15 If they could provide their
16 response by April 18, 3:00 p.m.

17 Other than that the record is
18 closed.

19 CHAIRMAN HOOD: Okay. That's it .
20 If there's nothing else before us tonight, I
21 want to thank everyone for their
22 participation.

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This hearing is adjourned.

(Whereupon, at 11:24 p.m. t he
hearing was adjourned.)

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