

GOVERNMENT OF THE DISTRICT OF COLUMBIA

ZONING COMMISSION

VIRTUAL PUBLIC MEETING

VIA WEBEX

MEETING SESSION

THURSDAY, MARCH 7, 2024

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

ZONING COMMISSION MEMBERS PRESENT:

ANTHONY J. HOOD, Chairperson
ROBERT MILLER, Vice Chairperson
TAMMY STIDHAM, Commissioner
JOSEPH S. IMAMURA, Commissioner

OFFICE OF ZONING STAFF PRESENT:

SHARON SCHELLIN, Secretary

OFFICE OF ZONING LEGAL DIVISION STAFF PRESENT:

MS. HILLARY LOVICK, Esquire

This transcript serves as the minutes from the Public Meeting held on Month 7, 2024.

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C O N T E N T S

Case No. 12-01G

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P R O C E E D I N G S

(4:00 p.m.)

1
2
3 CHAIRPERSON HOOD: Okay. Mr. Young, could you
4 start our recording please? Good afternoon, ladies and
5 gentlemen. Today's date is March the 7th, 2024. We are
6 convening and broadcasting this public hearing by
7 videoconferencing.

8 My name is Anthony Hood, and I'm joined by: Vice
9 Chair Miller, Commissioners Stidham, and Imamura. We are
10 also joined by the Office of Zoning staff: Ms. Sharon
11 Schellin, as well as our Office of Zoning Legal Division,
12 Ms. Hillary Lovick.

13 I will ask all others to introduce themselves at
14 the appropriate time, as well as Mr. Paul Young, who will
15 handling all of our virtual operations. The Virtual Public
16 Hearing Notice is available on the Office of Zoning's
17 website.

18 This proceeding is being recorded by a court
19 reporter, and the platforms used are WebEx and YouTube Live.
20 The video will be available on the Office of Zoning's
21 website after the hearing.

22 All persons planning to testify should have signed
23 up in advance and will be called by name at the appropriate
24 time. At the time of signup, all participants will complete
25 the oath for affirmation required by subtitle Z48.7.

1 Accordingly, all of those listening on WebEx, or by phone,
2 will be muted during the hearing, and only those who have
3 signed up to participate or testify will be unmuted at the
4 appropriate time.

5 When called, please state your name before
6 providing your testimony. When you are finished speaking,
7 please mute your audio. If you experience difficulty
8 accessing Webex, or with your telephone call-in, or have not
9 signed up, then please call our OZ hotline number at (202)
10 727-0789.

11 If you wish to file written testimony, or
12 additional supporting documents during the hearing, then
13 please be prepared to describe and discuss it at the time of
14 your testimony. The hearing will be conducted in accordance
15 with provisions of 11 DCMR Chapter 4, as follows:

16 Preliminary matters, Applicant's case, the
17 Applicant has up to 60 minutes, but I think due to what's in
18 the case, I think we can do it a lot quicker than that;
19 reports of other government agencies; report of the
20 Department of Transportation, Office of Planning; report of
21 ANC - this is ANC 5A; testimony of organizations, five
22 minutes -- individuals, three minutes.

23 And we will hear in the following order from those
24 who support, opposition, undeclared, and then we'll have
25 rebuttal and closing by the Applicant. Again, the OZ

1 hotline number is (202) 727-0789, for any concerns during
2 these proceedings.

3 THE CATHOLIC UNIVERSITY OF AMERICA

4 The subject of this evening's hearing is Zoning
5 Commission case no. 12-01G, The Catholic University of
6 America, Campus Plan Amendment and Further Processing of the
7 West Campus at Square 3821, Lot 44. Is this address right,
8 4200 Connecticut Avenue, N.W.?

9 I know that's not right. Scratch that last part.
10 I do know enough about that. All right. So, let me just
11 say, at this time, the Commission will consider any
12 preliminary matters. Does the staff have any preliminary
13 matters?

14 PRELIMINARY MATTERS

15 MS. SCHELLIN: Just very quickly, the Applicant
16 will take five to seven minutes, they said, since there is
17 no opposition. As you stated, there is not an ANC report,
18 as of this writing, I mean, or earlier. I will check again.

19 But the OP Report is at Exhibit 13, recommending
20 approval; and DDOT reported Exhibit 12. They have no
21 objection. Matt Jesick, with the Office of Planning, will
22 be given the report. I don't see anybody, as of right now
23 from DDOT. So, with that, I'll turn it over to the
24 Commission.

25 CHAIRPERSON HOOD: Thank you, and I would

1 ask -- let's bring them up, and I would ask that they give
2 us the right address because I think I have UDC's address.
3 So, when they come up, they can give us the correct address,
4 unless they moved over there, but I -- things do change in
5 the city, so.

6 (Pause)

7 MS. SCHELLIN: I'm sorry. There is an ANC report
8 in the record. Let me check that exhibit for you.

9 COMMISSIONER MILER: Exhibit 15.

10 MS. SCHELLIN: Fifteen, yeah, I knew it had come
11 in later. Thank you, Commission Miller.

12 CHAIRPERSON HOOD: All right. In that case, Ms.
13 Roddy, your team, are you all ready? But just give us the
14 address again. I know it's not Northwest so, and we will
15 begin. You all may begin, Ms. Roddy.

16 OPENING REMARKS FOR CUA

17 MS. RODDY: I'll leave it Ms. Nauta-Rodriguez,
18 when she provides her testimony, to provide the address. I
19 don't know it offhand, but I'm sure she will know. But
20 you're correct, not Connecticut Avenue.

21 So, good afternoon, Chairman Hood, and members of
22 the Commission, Christine Roddy, with Goulston Storrs, on
23 behalf of the Catholic University of America, and I am here,
24 as I mentioned, with Debra Nauta-Rodriguez, who will be
25 testifying on behalf of the University.

1 We do, however, have our full team here, including
2 our transportation consultant, in the event there are
3 questions for the team. So, we're happy to be here, and we
4 appreciate your time to present our application for
5 temporary student housing on the main campus. And the
6 housing is proposed for an area of the campus where housing
7 was anticipated in its campus plan, albeit, on a permanent
8 basis.

9 So, the housing we're proposing today will be
10 temporary in nature, and it will be smaller in scale than
11 what was anticipated in the campus plan. So, accordingly,
12 we're not only seeking approval for the processing of the
13 campus plan, but we're also seeking modification of the
14 campus plan.

15 So, as we noted in the materials, as we'll let
16 that stay on the record, the proposal is consistent with the
17 campus plan approval and does meet the standards of relief.
18 We have a brief presentation that we'll go through.

19 So, I do want to quickly mention, as was noted
20 there, we are here with the support with the Office of
21 Planning, the ANC, and no objections from DDOT. So, with
22 that, I will turn it over to Ms. Nauta-Rodriguez. And if we
23 could pull up our presentation?

24 //

25 //

1 CUA SLIDE PRESENTATION & REMARKS

2 MS. NAUTA-RODRIGUEZ: Good afternoon, Chairman
3 Hood, and Commissioners. Thank you very much for having us
4 here. My name is Debra Nauta-Rodriguez. I'm the University
5 Architect and Associated Vice President for Facilities
6 Planning and Management at the Catholic University of
7 America. Can you hear me okay?

8 CHAIRPERSON HOOD: Yes, we can.

9 MS. NAUTA-RODRIGUEZ: Okay. The address, our
10 campus address is: 620 Michigan Avenue, NE, Washington,
11 D.C. 20064. The project is embedded deep in the campus,
12 and its locational address would be on Divinity Way. It is
13 an interim, temporary development.

14 So, we are giving it the address of one of our
15 permanent buildings on campus on the advice from the
16 District of Columbia. So, it would be eighty -- 3861
17 Divinity Way.

18 Christine already mentioned, we are pursuing the
19 addition of up to 125 beds and temporary modular housing for
20 a duration of approximately 15 years. Our current census
21 includes about 3100 undergraduates, and a little over 2,000
22 graduate students for a total student body of 5,171, at this
23 time.

24 We require that all full-time degree-seeking
25 undergraduate students live in on-campus housing to the

1 extent that housing is available. Our enrollment is
2 beginning to rebound post-pandemic, and our increased
3 enrollment for the 2023/2024 school year has our campus
4 essentially at full occupancy in its existing residence
5 halls at this time.

6 We're not proposing to increase the current
7 enrollment cap that was approved in the 2012 campus plan of
8 8,035 students at this time. But it is anticipated that the
9 enrollment trend will continue positively for us, and
10 interim housing will be needed in the short-term until a
11 permanent residence hall can be constructed. Can you go to
12 the next slide please?

13 (Slide)

14 Since the approval of the campus plan in 2012, the
15 university has implemented several projects that advance our
16 mission and goals, including the expansion of athletic
17 facilities, the expansion of dining, the expansion of
18 academic programs, and continued advancement of
19 sustainability strategies. Next slide please.

20 (Slide)

21 And your past support for case 12-01C, for our
22 proposed new permanent resident hall is very much
23 appreciated, and it's on the opposite side of campus and was
24 put on pause during the pandemic. So, we currently find
25 ourselves with the compelling need for an interim solution.

1 And as the enrollment grows, so will our financial
2 foundation that makes a permanent residence hall once again
3 possible. Given the temporary nature of this proposed
4 housing with what was anticipated in the campus plan, the
5 university is seeking to modify that plan.

6 But the proposed modification doesn't seek to
7 supplant the permanent housing solution contemplated by the
8 campus plan in this area, but to merely provide an interim
9 housing solution that will continue to serve us well until
10 new permanent housing can be constructed. And we plan to
11 address our growth goals in the upcoming renewal of our
12 campus plan in 2027. Next slide please.

13 (Slide)

14 As I mentioned before, this site is located on the
15 university's main campus between Curley Hall and Centennial
16 Village. That's why we're giving it the same address as
17 Curley Hall.

18 As you can see, the site is designated for student
19 housing under our current campus plan, and temporary
20 residential development on this same location is not
21 inconsistent with that use. And this area will be continued
22 in our next campus plan, to be designated for some type of
23 housing. Next slide please.

24 (Slide)

25 Again, this is the information that was provided

1 in the -- in the submission earlier with the plot plan. The
2 projects are in now allowable use for an educational
3 institution and campus; no commercial uses proposed. And
4 you'll see the modular units are located on an interior area
5 of campus set back from Harewood Road, a minimum of 400
6 feet, which minimizes any impact on neighboring properties.

7 We have also met with our adjacent neighbors that
8 are kind of embedded in our campus there, the Marian
9 Scholasticate, and we have committed our line of open
10 communication in mitigating any of their concerns around
11 construction impacts, visual screening, and noise. Next
12 slide please.

13 (Slide)

14 You can see the two site plans side-by-side.
15 There is nothing there right now. This is the site of a
16 previous modular housing complex that was up for about 15
17 years and taken down in 2015. Next slide please.

18 (Slide)

19 The modulares are arranged around courtyards with
20 walking paths, landscaping, and bioretention areas, and our
21 exiting community garden is preserved and incorporated into
22 the complex. Next slide please.

23 (Slide)

24 We're offering some diversity of housing type,
25 about 19 apartment modules, and two dorm-style modules, and

1 provisions for ADA units. The site is relatively flat, but
2 final building heights may vary slightly to accommodate the
3 final grading. Next slide please.

4 (Slide)

5 Just some renderings of the elevations. Next
6 slide please.

7 (Slide)

8 This is one of the larger dorm-style units. Next
9 slide please.

10 (Slide)

11 The landscaping plan provides for a net gain of
12 evergreen and deciduous trees in the complex. We met with
13 DDOT's arborist yesterday and discussed that the new modular
14 units will be on pier footings, not linear foundations.
15 Root disturbance can be addressed by trimming the roots
16 cleanly on each pier.

17 Our 2022 tree inventory by Davey Trees gave us a
18 record of tree GPS locations and evaluations. So, a tree
19 protection plan will be developed. There are no heritage
20 trees in the project area. However, it might be necessary
21 to remove up to four special trees, depending on final
22 determination of safe distance from the modular units. Next
23 slide please.

24 (Slide)

25 This slide illustrates the landscape and planting

1 intent for new shade and ornamental trees, as well as
2 colorful shrubs and herbaceous plants for the bioretention
3 areas. Next slide please.

4 (Slide)

5 Is just some excerpts from the traffic and
6 transportation study that was submitted to DDOT, and I guess
7 the bottom line here is there is three existing spots and
8 they're to remain. This project brings no new camping -- no
9 new parking onto campus.

10 So trying to stay tight to the time limit here,
11 that concludes our presentation. We look forward to your
12 support, hopefully, on this project, so we can house our
13 students that are in triples and living across the street in
14 rented apartments by next spring. Thank you very much.

15 MS. RODDY: And so, as I mentioned, we have our
16 full team here, and we're happy to take any questions.

17 CHAIRPERSON HOOD: Thank you to the team, Ms.
18 Roddy and Ms. Rodriguez -- I'm sorry -- Nauta-Rodriguez.
19 Hopefully, I got that correct. We appreciate the
20 presentation. If we have any questions, we'll ask. But I
21 think from what I see the merits of this case is pretty
22 straightforward.

23 This is one of those cases that we don't have to
24 waste a lot of people's time. But there are other cases
25 where we need to waste, but I don't think this one of them.

1 Hopefully, I'm not wrong. Let me see whether my colleagues
2 have any questions or comments.

3 Let me go to Vice Chair Miller first -- and then
4 I'm going to go to Vice Chair Miller first, and then I'm
5 going to go Commissioner Stidham, and then Commissioner
6 Imamura, and then I'll end up, if I have. Thanks.

7 ZONING COMMISSION AND CUA TEAM Q&A

8 VICE CHAIRPERSON MILLER: Yeah, I agree with you
9 that this is pretty straightforward. I appreciate Catholic
10 University, and Ms. Roddy and Ms. Nauta-Rodriguez presenting
11 the application here today. I guess just a couple of
12 questions. So, I guess it's the financial issue that's
13 requiring you to do temporary housing rather than permanent
14 housing. That's what you alluded to, Ms. Nauta-Rodriguez
15 alluded to, in terms of when the enrollment is increasing.

16 That might be able to support the building of a
17 permanent dorm. Is that what's driving the need for -- or
18 you just need -- or you can get it out more quickly, and you
19 have an immediate need for the housing on campus, or is it
20 both?

21 MS. NAUTA-RODRIGUEZ: It's both, it's both. It
22 takes a little while to recover from the enrollment
23 stagnation that occurred over the pandemic, and a couple of
24 years to get out financial status in appropriate order to
25 build a new permanent residence.

1 We also are looking for, you know, the best
2 favorable economy out there in order to find a financial
3 model that helps us get to that point, like, if we -- if we
4 need to take loans, or other financial strategies.

5 So, there is an immediate need. We have students
6 that are tripled up in doubles right now. We are expecting
7 favorable increase in enrollment in the fall. We can't get
8 this up fast enough for the fall. So, it will open in the
9 spring to help relieve some of that overcrowding, and then
10 it will be available for the next couple of years, as we
11 re-strategize our building department and new residence
12 hall.

13 VICE CHAIRPERSON MILLER: Well, thank you for that
14 response. It's 125 units I think, one bedrooms and two
15 bedrooms. And how many students, and faculty, and
16 staff -- or how many -- how many people will that serve? I
17 think it's somewhere in the record, but I just --

18 MS. NAUTA-RODRIGUEZ: No, it's up to 125 beds. I
19 think right now the way it's laid out with our anticipated
20 RA, you know, some of the units are singles for RAs, for,
21 um, resident assistants to live there, as well. But
22 it's -- it will be about 122 students in beds.

23 VICE CHAIRPERSON MILLER: Okay. Well, thank you
24 very much. I appreciate your bringing it forward, and I
25 wish you good luck in proceeding with the construction. And

1 I'm happy to see that you're able to maintain the community
2 garden as part of the site. Thank you, Mr. Chairman, no
3 further questions.

4 CHAIRPERSON HOOD: All right, thank you.
5 Commissioner Stidham.

6 COMMISSIONER STIDHAM: This seems very
7 straightforward from the record, so thank you.

8 CHAIRPERSON HOOD: Thank you. Commissioner
9 Imamura.

10 COMMISSIONER IMAMURA: Thank you, Mr. Chairman.
11 Thank you, Ms. Nauta-Rodriguez, for your presentation. I do
12 have a few questions, if you'll indulge me, mostly, just out
13 of curiosity and interest. Appreciate the site plan and
14 layout. I think I saw the Timmons Group is working on it.

15 So, you know, I think you're in good hands there.
16 I appreciate the small village sort of design for it. As my
17 colleagues have pointed out, this is pretty straightforward.
18 I think my initial concern -- and you had mentioned this
19 before -- that this was the site of the previous temporary
20 housing, so it's as if you have all gone through this
21 exercise before.

22 So, and I think you had mentioned it had been
23 there for about 15 years, the temporary housing. So, I
24 guess two things that come to mind: Since you have already
25 been through this exercise before, the one thing that I had,

1 that immediately came to my mind was just security and
2 safety, just appropriate lighting, which I'm sure you all
3 probably addressed.

4 Since you have been through this exercise before,
5 it's paramount on a campus. And I guess the second part of
6 that is, if the last temporary housing was up for 15 years,
7 remind me how long do you anticipate this temporary housing
8 to be up?

9 MS. NAUTA-RODRIGUEZ: We anticipate 15 years. It
10 won't take us 15 years to build our next permanent
11 residence, but the units themselves have a lifespan of,
12 like, 50 years. So, we want to get some use out of them as
13 swing space, as we renovate the older dorms on campus.

14 COMMISSIONER IMAMURA: Okay, terrific. No, that's
15 great to hear. I, you know, want to get the value out of
16 that, especially that swing space, I guess, which leads to
17 my next question: knowing that these are temporary
18 facilities. And, again, this is just some of my own
19 personal indulgence thinking about the circular economy.

20 As you all planned and designed this, I guess,
21 hopefully, you had some thought about minimizing
22 construction waste when you deconstruct these -- and I don't
23 know -- I'd just like to hear a little more about that.

24 MS. NAUTA-RODRIGUEZ: Well, yes, we will,
25 hopefully, if we don't -- you know, if they haven't lost all

1 of their usefulness, we would hope to find new homes for
2 them, as the first choice. In fact, the first -- the first
3 complex we put up was used. We got those modular units from
4 another school, and we would use that strategy again, if
5 they still have useful life.

6 And then we are -- we have a really strong
7 sustainability plan on campus, and so we're always looking
8 for ways to minimize waste. We see the new regulations on
9 zero waste coming out, and we are incorporating all of those
10 goals into our -- it will be incorporated into our next
11 campus plan. They get continually updated in our -- in our
12 operating procedures and in our five-year sustainability
13 plan.

14 And as for the safety and security, we have been
15 meeting with our tech services group in our Department of
16 Public Safety locating blue light emergency phones, locating
17 pole lighting to make sure that we can see in between units,
18 access card and locking strategies for the individual units.
19 And they are pretty close to where our DPS is headquartered
20 on campus. It's -- they're right within sight of our
21 Department of Public Safety.

22 COMMISSIONER IMAMURA: Terrific, thank you. I'm
23 glad to hear that, and glad that that's on record now. So,
24 the last question that I have, Ms. Nauta-Rodriguez, or Ms.
25 Roddy answer, whoever is most appropriate, but I'm curious,

1 I think there is a Community Liaison Committee.

2 And the last I saw, I think, on the record, maybe
3 that there was a meeting held on January 2023. I'm curious
4 if there have been any other subsequent meetings that have
5 been held with the Community Liaison Committee?

6 MS. NAUTA-RODRIGUEZ: No, and I'm glad that you
7 raised this. So, in January of 2023, the university
8 actually hosted the Ward 5 Leadership Convention on its
9 campus. And so, they were able to bring in the leaders from
10 the, you know, adjacent ANCs, as well as other community
11 organizations. And so that was, you know, an opportunity,
12 and they were happy to do that.

13 And so, there we had intended to host a community
14 liaison meeting in the fall. And while that did not happen,
15 we did reach out to the adjacent neighbor, as well as, to
16 all of the relevant ANCs, which it's ANC, B, E, and F, I
17 believe, as well as ANC 5A, which we sit in.

18 And those were the members that were to comprise
19 the liaison committee. So, while it wasn't within the
20 formal structure of the community liaison, as was initially
21 anticipated, it did honor the substance of that. But having
22 said that, we do have on the books a spring meeting for this
23 year in 2024.

24 COMMISSIONER IMAMURA: Okay. I'm pleased to hear
25 that because the intent is at least one meeting per

1 semester?

2 MS. NAUTA-RODRIGUEZ: That's correct.

3 COMMISSIONER IMAMURA: Okay. All right.

4 MS. NAUTA-RODRIGUEZ: The spring meeting has been
5 booked. I don't have the date right in front of me, but I
6 think it's April, like, 23rd, or something like that.

7 COMMISSIONER IMAMURA: Okay, great. All right.

8 Well, I'm encouraged by that, and pleased to hear that. So
9 again, I think is straightforward. You all seem to have
10 this well in hand. I don't think in terms of architectural
11 design or landscape design, or anything sustainability-
12 related that I have anything further to ask. So, Mr.
13 Chairman, I yield back.

14 CHAIRPERSON HOOD: Thank you. And I want to
15 piggyback on the CLC. I think it's very important. I know
16 we started doing those with Georgetown, and then that was
17 superb. Catholic, I go back, Ms. Nauta-Rodriguez, and Ms.
18 Roddy, I go back to when Catholic University's -- I think I
19 voted on this first one, the first 15. But I go back to
20 when there were concerns because we didn't want it to get,
21 like, some of the other colleges that we were doing in the
22 city.

23 And I remember -- you know, I'm looking at this
24 letter, and it takes me back to Commissioner Mary Currie.
25 You all probably -- it probably predates you all. Mary

1 Currie, Joseph Bowser, Jim Berry, the days when things
2 weren't as easy then, as it is now.

3 So, I want to applaud all of the work they have
4 done, as well as working with Catholic University to get us
5 to this point. So, my point is, as Commissioner Imamura
6 said, that CLC is important. While everything is going well
7 now, we have moved the campus, you know, we want to make
8 sure we keep those tides open, and the CLC will be a conduit
9 because we don't want the CLC to rise up when there is a
10 problem. We want to keep it going when things are going
11 good, so we'll keep them good. So, I'm looking forward to
12 that meeting, and I'm sure I'll hear about it. But not that
13 I'm going to look for it, but I'm sure it will come to me
14 that you all are having this meeting now that I'm over this
15 area again.

16 All right. I don't have anything. I think you
17 all have -- again, I think that's very important. I cannot
18 stress (sic) that you all have that meeting with CLC to make
19 sure -- don't just have it when there are problems, have it
20 when things are going well. Okay?

21 All right. I don't have anything else. Any
22 follow -- any second round, anybody? Okay. All right. Ms.
23 Schellin, do we have anyone here from ANC 5A?

24 (Pause.)

25 MS. SCHELLIN: No, we do not.

1 CHAIRPERSON HOOD: Okay. All right. Let's go to
2 our other -- do we have any other government reports?

3 MS. SCHELLIN: No.

4 CHAIRPERSON HOOD: Okay. With DDOT?

5 MS. SCHELLIN: No, let me double-check. Ms.
6 Roddy, who was the ANC person that you guys talked to?

7 MS. RODDY: Commissioner Rojas.

8 MS. SCHELLIN: Okay, no.

9 CHAIRPERSON HOOD: Rojas, yeah. I think he stays
10 near the campus, or on the campus, right? Isn't he a
11 Catholic U student?

12 MS. RODDY: He was, yes.

13 CHAIRPERSON HOOD: He was, oh, okay. I don't want
14 to keep him back. So, he was a student, yeah, okay.

15 MS. SCHELLIN: Okay.

16 CHAIRPERSON HOOD: All right. What about OP? I
17 know we got OP here.

18 MS. SCHELLIN: Mr. Jesick.

19 CHAIRPERSON HOOD: Mr. Jesick. Good afternoon,
20 Mr. Jesick, you may begin.

21 MR. JESICK: Thank you, Mr. Chairman, and members
22 of the Commission. I think we can largely rest on the
23 record the proposed project, given its scale and location
24 should have minimal to no impacts on adjacent residential
25 communities. And that's really the focus of the campus plan

1 criteria.

2 So, I think also importantly it is a temporary
3 use, so it will not impair the long-term vision for the
4 campus. So, we are fully supportive of the campus plan
5 amendment and the further processing. And I'm happy to take
6 any questions. Thank you.

7 CHAIRPERSON HOOD: Thank you. And, again, let me
8 just add to the report? VDOT has no objections to the
9 approval of this application as well. And that's their
10 exhibit number 12. Any questions of Office of
11 Planning -- colleagues, anybody, Commissioner Imamura?

12 COMMISSIONER IMAMURA: Thank you, Mr. Chairman.
13 Mr. Jesick, thank you very much. Again, this is pretty
14 straightforward. But I just wanted to point out that I
15 didn't see any disaggregated race and ethnicity data in your
16 report, but I presume that that's because there is limited
17 racial equity impact there?

18 MR. JESICK: That's correct, Commissioner Imamura.
19 Because of the limited scope of this project, there would be
20 presumably little to no impact in that regard.

21 CHAIRPERSON IMAMURA: Very good, thank you, Mr.
22 Jesick, just wanted that on the record, appreciate that.
23 Mr. Chairman, I yield back.

24 CHAIRPERSON HOOD: Thank you. Any other
25 questions, Office of Planning?

1 (No audible response)

2 CHAIRPERSON HOOD: All right. Ms. Roddy, do you
3 have any questions of Office of Planning?

4 MS. RODDY: (No audible response)

5 CHAIRPERSON HOOD: Okay. All right. Ms.
6 Schellin, do we have -- thank you, Mr. Jesick, always we
7 appreciate your report. Ms. Schellin, do we have anybody
8 who wants to testify support, opposition, or undeclare?

9 MS. SCHELLIN: I want to check with Ms. Roddy to
10 find out if Rosemary Lynch is part of her team.

11 MS. RODDY: No, she is not.

12 MS. SCHELLIN: Okay. So, we have Rosemary
13 Lynch -- I take that back -- how about Daniel Lovas?

14 MS. RODDY: He is a part of our team.

15 MS. SCHELLIN: Okay. So, um, and he's not going
16 to testify, correct?

17 MS. RODDY: Correct.

18 MS. SCHELLIN: Okay. So, then we just have one
19 person. And that's Rosemary Lynch, and she is undeclared.

20 CHAIRPERSON HOOD: Okay. Let's bring Ms. Lynch
21 up, Rosemary Lynch.

22 Ms. Lynch, if you can start first and introduce
23 yourself, and let us know whether you're undeclared -- well,
24 I guess you're undeclared. So, you can now go ahead with
25 your testimony.

1 MS. LYNCH: For me, great.

2 CHAIRPERSON HOOD: Yes, you can.

3 UNDECLARED STATEMENT BY MS. ROSEMARY LYNCH

4 MS. LYNCH: Thank you very much, appreciate it.

5 I'm representing Father David Smith, who is the local
6 superior of the Marian Fathers of the Immaculate Conception.
7 He was called out of town and unable to be here himself.
8 So, he asked me to please read his statement. If that's all
9 right with you, may I?

10 CHAIRPERSON HOOD: Sure, that's fine.

11 MS. LYNCH: All right. As was mentioned earlier,
12 we are -- we are building, and our premises are embedded on
13 the campus. And that happened because the campus was there,
14 and we were here. And as time went on, other seminaries
15 bequeath their buildings to CUA and/or the archdiocese. And
16 so, CUA grew up around our building, just to give you a
17 quick little background. So, I'd like to read this
18 statement:

19 We respectfully submit herewith our concerns with
20 respect to CUA's proposed amendments to the campus plans and
21 request the Zoning Commission and BZA consideration of these
22 concerns. And I'm happy to submit this as well to CUA this
23 afternoon.

24 Number one, our premise and facility is a seminary
25 for men in religious formation and education. It is an

1 environment of prayer, contemplation, and study. We are
2 very concerned that the establishment of college student
3 housing on the east and south lawns surrounding the
4 Scholasticate will result in a party environment consisting
5 of a high level of noise, especially on weekends, as well as
6 sunbathing by some students when weather permits.

7 Number three (sic), with respect to our concern
8 about noise, we are particularly concerned about noise
9 during prayer times. Our chapel is on the east side of the
10 building, and evening study hours, Sundays through Fridays.
11 This is a religious house of studies. Men reside here, pray
12 here, and study here.

13 Number four, we're also concerned about motorcycle
14 and car delivery services to the students in this temporary
15 housing, racing up and down Harewood Road, Persico Way.

16 Number five, with respect to the installation and
17 deconstruction of, and the proposed temporary housing, we
18 are concerned about the trucking traffic up and down
19 Harewood Road. Those sections alongside the Scholasticate
20 grounds and buildings, and its effect on the utility pipes
21 underneath the road, specifically, the vibration effect that
22 could rupture utility pipes.

23 Our proposed remedies: It is not our intent to
24 hinder our neighbors, CUA, or their campus plans. Marians
25 have enjoyed a very neighborly and mission-driven

1 relationship with CUA for decades. In that same vein, we
2 have to raise our concerns and ask the CUA, address these
3 concerns at their costs and to our satisfaction.

4 Number one, implement soundproofing/noise
5 reduction applications at the beginning and throughout the
6 construction existence and deconstruction of temporary
7 student housing on the noted grounds to include, but not
8 limited to:

9 (a) sound noise reduction items in the temporary
10 units; (b) sound noise reduction absorption panels
11 throughout the property and landscaping, specifically, tall
12 evergreen trees that will visually mask the housing from the
13 view east and south of the Scholasticate. We suggest that
14 appropriate trees be planted on the CUA grounds just inside
15 the property lines.

16 Number two, address the water draining off of the
17 Marist Hill, across our driveway -- (bells ringing) --
18 excuse me. I'll begin again. Address the water draining
19 off of the Marist Hill across our driveway, through the
20 parking lot, and down our section of Harewood Road.
21 Obviously, this only happens during medium to heavy rains,
22 or the result of snow, or any other act of nature.

23 Number three, the CUA took the financial
24 responsibility for the timely implementation of broken water
25 pipes that supply water to the Scholasticate, under the

1 road, that occur as a result of the traffic for the
2 construction/deconstruction of the temporary housing.

3 It is our sincere hope that the very neighborly
4 and cordial relationship at CUA and the Marian Scholasticate
5 have enjoyed these many years will continue always. We look
6 forward to working with CUA for the successful
7 implementation of their noted goals and our coexistence here
8 on these beautiful grounds.

9 Finally, because I must travel today, and
10 unfortunately not be present myself at the Zoning Board
11 hearing, I am submitting this letter to CUA and for the
12 Zoning Board Commission's consideration in their
13 deliberations and have asked my assistant, Ms. Lynch, to
14 attend and give my statement.

15 Sincerely yours, Reverend David Smith, MIC, Local
16 Superior.

17 CHAIRPERSON HOOD: Okay, thank you.

18 MS. LYNCH: That's all.

19 CHAIRPERSON HOOD: Thank you, Ms. Lynch. Let me
20 ask you first, if you already -- you all have already
21 had -- you all have worked together over these years. What
22 concerns -- what concerns --

23 (Bells ringing)

24 MS. LYNCH: Sorry, I don't have a door on my
25 office. (stops bell ringing) I'm sorry.

1 CHAIRPERSON HOOD: What's the concern now? Is it
2 that you're just get it on the record, or what's
3 the -- because you all obviously have been working together
4 well. What is the concern now, I'm just curious? Other
5 than what you mentioned, why is it this is rising to this
6 level, if you understand my question?

7 MS. LYNCH: Well, I don't know what happened 20
8 years ago. I can't address that, but I -- our concern is
9 that -- this a new project. It's a very serene campus in
10 this section of the campus. We're a seminary, and we would
11 like to keep it serene. And to put up housing for 125
12 students that's going to -- the noise level is certainly
13 going to increase considerably, and we want to mitigate
14 that, and ask you to mitigate that as much as possible.

15 CHAIRPERSON HOOD: Okay.

16 MS. LYNCH: And that's our concern. I mean this
17 is a -- this is a house of prayer and contemplation, and we
18 would like to keep that environment as much as we possibly
19 can.

20 CHAIRPERSON HOOD: So, have you all reached out to
21 CUA before now?

22 MS. LYNCH: CUA sent a notice out -- (bells
23 ringing) -- I think in the beginning of this year, Debra?

24 MS. NAUTA-RODRIGUEZ: Yeah.

25 MS. LYNCH: And you intended to do this. You came

1 over a couple of weeks ago with your team and gave us a
2 presentation. Father David was there, present for that.
3 And so, we're concerned about the environmental aspects.
4 So, we don't want to be silent about that, in terms of the
5 noise and the serene environment we have here.

6 And, number two, if there was any financial impact
7 to us, to our life here, we want to bring that up. It has
8 happened before. About five years ago, we had to spend
9 about \$15,000 repairing the pipes under the road. And
10 that's very likely to happen again, given -- given all of
11 the traffic that will happen here because of the
12 construction. And so, we want that to be a cost borne by
13 the university not ourselves.

14 CHAIRPERSON HOOD: I know zoning will do what
15 we -- I will say, Ms. Roddy, that I would encourage you
16 all -- as I mentioned even before I knew what Ms. Lynch's
17 testimony was going to be, that CLC is going to be very
18 important to continue to have dialogue with them -- not just
19 the community, but them as well, go right there, head to the
20 site. So, let me see if my colleagues have any questions or
21 comments. Commissioner Imamura, any questions or comments?

22 (No audible response)

23 CHAIRPERSON HOOD: Okay, Commissioner Stidham?

24 MS. LYNCH: I'm sorry, go ahead.

25 CHAIRPERSON HOOD: Hold on one second. Hold on,

1 just give me one second. Commissioner Stidham, any
2 questions or comments?

3 COMMISSIONER STIDHAM: No, sir, thank you.

4 CHAIRPERSON HOOD: And for Vice Chair Miller, any
5 questions or comments?

6 VICE CHAIRPERSON MILLER: Thank you for your
7 testimony.

8 CHAIRPERSON HOOD: Okay. Now, Ms. Lynch, you were
9 getting ready to say something?

10 MS. LYNCH: Yes, the CLC, I don't recall that we
11 had any notification from this group before or were invited
12 to it. So, yes, we'd appreciate if you could contact us
13 regarding your efforts.

14 CHAIRPERSON HOOD: Ms. Roddy, I'm not sure what
15 was written up when we did this a while back, but please
16 include them with -- or at least a number. Ms. Roddy would
17 know how to get that done. And I'm sure Ms. Nauta-Rodriguez
18 has already been over there. I'm sure that they are willing
19 to have a open line of communication, ma'am. I'm sure that
20 will happen. I have every bit of confidence in that. Am I
21 right, Ms. Nauta-Rodriguez and Ms. Roddy?

22 MS. NAUTA-RODRIGUEZ: Correct. These concerns
23 were brought up to us at our meeting. We know that these
24 concerns exist, and we have already started looking into
25 those mitigation members -- mitigation measures, especially

1 with the visual and sound dampening landscaping plan that
2 was put forward.

3 CHAIRPERSON HOOD: Okay. And I'm going to ask our
4 council to make sure whatever -- our order includes
5 something that -- or at least points to that. I'm going to
6 leave that up to -- how that's done, I'll leave that up to
7 them. All right.

8 MS. LYNCH: Thank you.

9 CHAIRPERSON HOOD: Thank you. Thank you, Ms.
10 Lynch, we appreciate it. Ms. Schellin, do we have anyone
11 else?

12 MS. SCHELLIN: No witnesses.

13 CHAIRPERSON HOOD: I see a Tom Striegel.

14 MS. SCHELLIN: He's part of the Applicant's team.

15 CHAIRPERSON HOOD: Oh, okay. All right. But I
16 don't think we need anything from Tom, or Tim, unless they
17 just want to say something -- Daniel -- I don't think we
18 need anything from them. All right. Ms. Roddy, do you want
19 to do a closing?

20 CLOSING REMARKS

21 MS. RODDY: Sure. I'll just say we appreciate
22 your time today, and we have heard you loud and clear with
23 respect to the Community Liaison Committee. And we are
24 looking forward to our meeting in April, and we will be sure
25 that notice is sent to the Scholasticate to include them in

1 that.

2 And we commit to also ongoing conversations with
3 them, particularly during the construction period for these
4 units. So, we understand their concerns and we take them
5 very seriously. So, we thank you, and we hope that you vote
6 to approve this application.

7 CHAIRPERSON HOOD: Okay. Ms. Nauta-Rodriguez, I
8 just want you to know, I was a guest lecturer at Catholic
9 University some years ago. I must have been terrible
10 because they have never invited me back. (Laughter) No,
11 but anyway, so colleagues, any follow-up questions or
12 comments?

13 (No audible response)

14 CHAIRPERSON HOOD: All right. Colleagues, what is
15 your pleasure. You have heard requests. I think this is
16 ready to move forward from proceeding, especially we're
17 going to deal with what we heard. Actually, we're going to
18 leave Catholic University to deal with that, and our council
19 will point to it in our order. So, I'm ready to move
20 forward. What about others?

21 (No audible response)

22 CHAIRPERSON HOOD: Okay. Commissioner Imamura?

23 COMMISSIONER IMAMURA: Mr. Chairman.

24 CHAIRPERSON HOOD: All right, Vice, I see.
25 Commissioner Stidham, what about you, vice Chair?

1 VICE CHAIRPERSON MILLER: Yes, and I appreciate
2 Ms. -- Ms. Roddy and Ms. Nauta-Rodriguez's commitment to
3 engage with the Community Liaison Committee and with their
4 neighbor, the religious institution that just testified
5 about the construction and other mitigation issues, as we go
6 forward.

7 CHAIRPERSON HOOD: All right. Let's see. If
8 somebody would like to make a motion, I'll leave it up for
9 whoever would like to make a motion.

10 COMMISSIONER IMAMURA: Sure. I'll make the
11 motion, Mr. Chairman. My mike's on, so I'll take up the
12 airspace. All right. I move that the Zoning Commission
13 approve Case No. 12-01G, the Catholic University of America
14 Amendment to Campus Plan and Further Processing West Campus
15 Construction of Temporary Housing on Main Campus, Square
16 3821, Lot 44. Is there a second?

17 COMMISSIONER STIDHAM: Second.

18 CHAIRPERSON HOOD: This case will be moved in the
19 proper second, any further discussion?

20 (No audible response)

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

23 MS. SCHELLIN: Yes, sir. Commissioner Imamura?

24 COMMISSIONER IMAMURA: Yes.

25 MS. SCHELLIN: Commissioner Stidham?

1 COMMISSIONER STIDHAM: Yes.

2 MS. SCHELLIN: Commissioner Hood?

3 COMMISSIONER HOOD: Yes.

4 MS. SCHELLIN: Commissioner Miller?

5 COMMISSIONER MILLER: (No audible response)

6 MS. SCHELLIN: The vote is four to zero, to one,
7 to approve final action in Zoning Commission Case No. 12-
8 01G, the minus one being the third mayoral appointee seat,
9 which is vacant. And I'd ask the Applicant to provide us
10 with the draft order within the next two weeks. Thank you.

11 CHAIRPERSON HOOD: Okay. Ms. Schellin, do we have
12 anything else before us?

13 MS. SCHELLIN: No, sir.

14 CHAIRPERSON HOOD: Okay. Let me just announce the
15 Zoning Commission's will be -- the Zoning Commission's
16 meeting, I think -- I mean hearing on Monday, March 11th
17 will be postponed. So the -- am I right, Ms. Schellin? I
18 don't want to get that messed up.

19 MS. SCHELLIN: It will be. It will be open, but
20 the hearing will not occur on that evening.

21 COMMISSIONER HOOD: Okay. So, the next hearing
22 that will occur, even though we will be here on the 11th,
23 but the hearing that will occur will be our regular monthly
24 meeting which will be March the 14th, 2024, at 4 p.m., on
25 these same platforms.

1 But if you want to, you're welcome to join us on
 2 March the 11th. It won't be long, but you're welcome. All
 3 right. So, with that, I'm going to thank Catholic
 4 University and all of those who participated in making this
 5 happen. And, with that, this hearing is adjourned. Have a
 6 nice evening.

7 (Whereupon, the meeting was adjourned at 4:44
 8 p.m.)

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REPORTER CERTIFICATE

This is to certify that the foregoing transcript.

In the matter of: Public Meeting

Before: DCZC

Date: 3-7-2024

Place: Virtual Public Meeting

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