



BEFORE THE ZONING COMMISSION OF THE DISTRICT OF COLUMBIA



APPLICATION FOR CONSOLIDATED APPROVAL OF A PLANNED UNIT DEVELOPMENT (PUD)

Before completing this form, please review the instructions on the reverse side.
Print or type all information unless otherwise indicated.

In accordance with the provisions of Chapter 24 of 11 DCMR – Zoning Regulations, request is hereby made for Consolidated Approval of a PUD details of which are as follows:

Square No.	Lot No.	Square Feet	Existing Zoning	Requested Zoning
See attached	Exhibit A (sq/lot)	390,277	R-4, R-5-A and C-M-1	R-5-B, C-2-B and C-M-1

Previous zoning (ZC and/or BZA) actions, including Order No.(s), affecting the above properties:

12002, 14082, 15382, 02-20

Address or boundary description of the premises: See attached - Exhibit A

Total Area of the Site:	390,277	Square Feet	8.96	Acres	Baist Atlas No.	4	Page	7
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Brief description of proposal: See attached - Exhibit B

Concurrent change of zoning (circle one):
(If yes, please complete a Map Amendment Application)



Advisory Neighborhood Commission(s)/
Single Member ANC District (s):

5C
5C10/5C09

If applicable, Historic District(s) in which site is located:

I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this application is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both.

Signature: [Signature] Date: 9/2/08

Owner's Name: The Catholic University of America

Person to be notified of all actions:

Name: Paul A. Tummonds, Jr. Pillsbury Winthrop Shaw Pittman LLP

Address: 2300 N Street, NW Washington, DC

Zip Code: 20037 Phone No.: (202)663-8873

Certification of Minimum Area: I hereby certify that the land area involved in this application is a minimum of _____ acres or 15,000 square feet, pursuant to Title 11 DCMR – Zoning §2401.

Signature: _____ Date: _____

DO NOT WRITE BELOW THIS LINE

Date Received: _____ Date Accepted: _____

ANY APPLICATION THAT IS NOT COMPLETED IN ACCORDANCE WITH THE INSTRUCTIONS ON THE BACK OF THIS FORM WILL NOT BE ACCEPTED.

INSTRUCTIONS

Any request for a one-step (consolidated) approval of a Planned Unit Development (PUD) that is not completed in accordance with the following instructions shall not be accepted.

1. All applications shall be made on Form 104. All applications must be completely filled out and be typewritten or printed. If additional space is necessary, use separate sheets of 8½" x 11" paper to complete the form.
2. Present this form and supporting documents, in person, to the Office of Zoning at 441 4th Street, N.W., Suite 200-S, Washington, D.C. 20001.
3. At the time of filing an application before the Zoning Commission, the Applicant shall pay a non-refundable filing fee of \$500.00, in accordance with the Zoning Commission Schedule of Fees - 11 DCMR §3040. (Check or money is payable to the "D.C. Treasurer"; cash will not be accepted.)
4. Applications to the Zoning Commission will not be accepted until they have been reviewed by the Secretary to the Zoning Commission to ensure they are thoroughly completed. Applicants will be notified by mail when their applications are accepted.
5. **REQUIRED information to be submitted when making an application submission, includes one (1) original and twenty (20) copies of the following:**
 - A. A Form 104, properly completed and signed by the owners of all property involved in the application. (When more than one owner is involved, use a separate copy of Form 104 for each ownership.)
 - B. A statement, using 8½" x 11" paper, clearly setting forth the reasons for the requested consolidated PUD. Additional information, exhibits, or photographs may be attached, if desired, provided they are also no larger than 11" x 17".
 - C. A key map (photocopy of the Zoning Map on 8½" x 11" paper) showing the subject property outlined in red and the zoning of the surrounding area. The Zoning Map is available in the Office of Zoning. The Office of Zoning reserves the right to require the submission of other maps or other exhibits as it deems necessary to accurately depict the location of the subject property, in the context of its surroundings.
 - D. A certified plat of survey of the subject property prepared by the D.C. Office of the Surveyor.
 - E. Compliance with the requirements of Chapter 24 of Title 11 DCMR – Zoning Regulations. Architectural drawings should include one full-size set and twenty (20) reduced sets, not-to-exceed 11" x 17".

Please note: All applications are referred to the D.C. Office of Planning (OP). OP, pursuant to 11 DCMR §3011, reviews applications and submits written recommendations to the Zoning Commission advising whether the matter should be processed further. For this reason, you are encouraged to contact OP within two weeks of filing this form to discuss your application. OP can be reached at (202) 442-7602.

All applications that are accepted for filing will be processed in accordance with Chapter 30 of Title 11 DCMR – Zoning (Rules of Practice and Procedure before the Zoning Commission for the District of Columbia).



If you need a reasonable accommodation for a disability under the Americans with Disabilities Act (ADA) or Fair Housing Act, please complete a Request for Reasonable Accommodation form.

District of Columbia Office of Zoning
441 4th Street, N.W. Ste. 200-S, Washington, D.C. 20001
(202) 727-6311 * (202) 727-6072 fax * www.dcoz.dc.gov * dcoz@dc.gov

EXHIBIT A

**THE PRESIDENT AND TRUSTEES OF THE CATHOLIC UNIVERSITY OF AMERICA AND
ABDO DEVELOPMENT LLC**

ZONING COMMISSION OF THE DISTRICT OF COLUMBIA

APPLICATION FOR CONSOLIDATED APPROVAL OF A PLANNED UNIT DEVELOPMENT

<u>Square / Lot</u>	<u>Address</u>
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3657 / 805	716 Monroe Street, NE
3657 / 821	709 Michigan Avenue, NE
3657 / 826	725 Michigan Avenue, NE
3831 / 818	801 Monroe Street, NE

The Subject Property is generally known as Catholic University's South Campus and is bound by Michigan Avenue, NE to the north, Kearney Street, NE to the South, the CSX and WMATA train tracks to the east, and the western boundary is shared with the Dominican House of Studies.

EXHIBIT B

The Applicant proposes the development of a mixed-use project with a significant arts component. Ground floor retail will line Monroe Street with residential uses above. The Applicant anticipates approximately 750-850 residential units will be created in the project, which will include approximately 40 – 50 townhomes. The project will also include the introduction of an Arts Walk along a newly created pedestrian only 8th Street running from Monroe Street north to the Michigan Avenue viaduct. The ground floor of the Arts Walk will include artist studio space and will culminate in a public piazza. Space has been provided on this property for a portion of the Metropolitan Branch Bike Trail. At the southeast corner of the intersection of 8th and Monroe Streets, a one story Arts Flex Space Building will be constructed. The heights of the mixed-use buildings along Michigan Avenue and Monroe Street will range from 5-8 stories. The townhomes will be 3-4 stories. A total of approximately 900-925 parking spaces will be provided in the project. The total gross floor area included in the Project is approximately 1,000,000 square feet for a total Floor Area Ratio (“FAR”) of approximately 2.6.



BEFORE THE ZONING COMMISSION OF THE DISTRICT OF COLUMBIA



APPLICATION/PETITION* TO AMEND THE ZONING MAP

* The Zoning Commission will determine at the time of set down whether this is a contested (Application) or rulemaking (Petition) case.

Before completing this form, please review the instructions on the reverse side.
Print or type all information unless otherwise indicated.

In accordance with the provisions of §102 of Title 11 DCMR – Zoning Regulations, request is hereby made for an amendment to the Zoning Map as follows:

Square No.	Lot No.	Square Feet	Existing Zoning	Requested Zoning
See Attached	See attached	390,277	R-4, R-5-A and C-M-1	R-5-B, C-2-B and C-M-1
	(Exhibit A)			

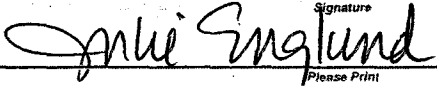
Previous zoning (ZC and/or BZA) actions, including Order No.(s), affecting the above properties:

12002, 14082, 15382, 02-20

Address or boundary description of the premises: See attached Exhibit A

Total Area of the Site:	390,277	Square Feet	8.96	Acres	Baist Atlas No.	4	Page	7
Advisory Neighborhood Commission(s):	5C	ANC/SMD(s):	5C10/5C09	If applicable, Historic District(s), in which site is located:				

I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this application/petition is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both.
(D.C. Official Code § 22-2405)

Signature:		Date:	9/2/08
Name:	The Catholic University of America	Owner:	<input checked="" type="checkbox"/> Petitioner: <input type="checkbox"/>

Person(s) to be notified of all actions:

Name:	Paul A. Tummonds, Jr. Pillsbury Winthrop Shaw Pittman LLP		
Address:	2300 N Street, NW Washington, DC		
Zip Code:	20037	Phone No.:	(202)663-8873

DO NOT WRITE BELOW THIS LINE

Date Received:		Date Accepted:	
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ANY APPLICATION THAT IS NOT COMPLETED IN ACCORDANCE WITH THE INSTRUCTIONS ON THE BACK OF THIS FORM WILL NOT BE ACCEPTED.

INSTRUCTIONS

Any request for an amendment to the Zoning Map that is not completed in accordance with the following instructions shall not be accepted.

1. All applications/petitions shall be made on Form 101. All applications/petitions must be completely filled out and be typewritten or printed. If additional space is necessary, use separate sheets of 8½" x 11" paper to complete the form.
2. Present this form and supporting documents, in person, to the Office of Zoning at 441 4th Street, N.W., Suite 200-S, Washington, D.C. 20001.
3. At the time of filing an application/petition before the Zoning Commission, the Applicant/Petitioner shall pay a non-refundable filing fee of \$250.00 in accordance with the Zoning Commission Schedule of Fees - 11 DCMR §3040. (Check or money is payable to the "D.C. Treasurer"; cash will not be accepted.)
4. Applications/Petitions to the Zoning Commission will not be accepted until they have been reviewed by the Secretary to the Zoning Commission to ensure they are thoroughly completed. Applicants/Petitioners will be notified by mail when their applications/petitions are accepted.
5. ***REQUIRED information to be submitted when making an application/petition submission includes one (1) original and twenty (20) copies of the following:***
 - A. A Form 101, properly completed and signed by the owners of all property involved in the applications/petitions. (When more than one owner is involved, use a separate copy of Form 101 for each ownership.)
 - B. A statement clearly setting forth the reasons for the requested map amendment. Additional information, exhibits, or photographs may be attached, if desired, provided they are no larger than 11" x 17".
 - C. A key map (photocopy of the Zoning Map on 8½" x 11" paper) showing the subject property outlined in red and the zoning of the surrounding area. The Zoning Map is available in the Office of Zoning. The Office of Zoning reserves the right to require the submission of other maps or other exhibits as it deems necessary, to accurately depict the location of the subject property in the context of its surroundings.
 - D. A certified plat of survey of the subject property prepared by the D.C. Office of the Surveyor.

Please note: All applications/petitions are referred to the D.C. Office of Planning (OP). OP, pursuant to 11 DCMR §3011, reviews applications/petitions and submits written recommendations to the Zoning Commission, advising whether the matter should be processed further. For this reason, you are encouraged to contact OP within two weeks of filing this form, to discuss your application. OP can be reached at (202) 442-7600.

All applications/petitions that are accepted for filing, will be processed in accordance with Chapter 30 of Title 11 DCMR – Zoning (Rules of Practice and Procedure before the Zoning Commission for the District of Columbia).



If you need a reasonable accommodation for a disability under the Americans with Disabilities Act (ADA) or Fair Housing Act, please complete a Request for Reasonable Accommodation form.

District of Columbia Office of Zoning
441 4th Street, N.W. Ste. 200-S, Washington, D.C. 20001
(202) 727-6311 * (202) 727-6072 fax * www.dcoz.dc.gov * dcoz@dc.gov

THE PRESIDENT AND TRUSTEES OF THE CATHOLIC UNIVERSITY OF AMERICA

ZONING COMMISSION OF THE DISTRICT OF COLUMBIA

**SPECIAL EXCEPTION APPLICATION FOR AN AMENDMENT OF AN APPROVED
CAMPUS PLAN**

<u>Square / Lot</u>	<u>Address</u>
3654 / 4	714 Lawrence Street, NE
3654 / 5	NE
3654 / 6	702 Lawrence Street, NE
3654 / 10	711 Monroe Street, NE
3654 / 12	721 Monroe Street, NE
3654 / 15	3421 7 th Street, NE
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3657 / 826	725 Michigan Avenue, NE
3831 / 818	801 Monroe Street, NE

The Subject Property is generally known as Catholic University's South Campus and is bound by Michigan Avenue, NE to the north, Kearney Street, NE to the South, the CSX and WMATA train tracks to the east, and the western boundary is shared with the Dominican House of Studies.

ZONING SELF-CERTIFICATION FORM

Project Address(es)	Square	Lot(s)	Zone District(s)	ANC(s)/Single Member District(s)
See attached list of properties			R-4, R-5-A, and C-M-1	5C

CERTIFICATION

The undersigned agent hereby certifies that the following zoning relief is required from the Board of Zoning Adjustment in this matter pursuant to:

Relief Sought	<input type="checkbox"/> §3103.2 - Use Variance	<input type="checkbox"/> §3103.2 - Area Variance	<input checked="" type="checkbox"/> §3104.1 - Special Exception
Pursuant to Subsections			

Pursuant to 11 DCMR §3113.2, the undersigned agent certifies that:



- (1) the agent is duly licensed to practice law or architecture in the District of Columbia;
- (2) the agent is currently in good standing and otherwise entitled to practice law or architecture in the District of Columbia; and
- (3) the applicant is entitled to apply for the variance or special exception sought for the reasons stated in the application.

The undersigned agent and owner acknowledge that they are assuming the risk that the owner may require additional or different zoning relief from that which is self-certified in order to obtain, for the above-referenced project, any building permit, certificate of occupancy, or other administrative determination based upon the Zoning Regulations and Map. Any approval of the application by the Board of Zoning Adjustment does not constitute a Board finding that the relief sought is the relief required to obtain such permit, certification, or determination.

The undersigned agent and owner further acknowledge that any person aggrieved by the issuance of any permit, certificate, or determination for which the requested zoning relief is a prerequisite may appeal that permit, certificate, or determination on the grounds that additional or different zoning relief is required.

The undersigned agent and owner hereby hold the District of Columbia Office of Zoning and Department of Consumer and Regulatory Affairs harmless from any liability for failure of the undersigned to seek complete and proper zoning relief from the Board of Zoning Adjustment.

The undersigned owner hereby authorizes the undersigned agent to act on the owner's behalf in this matter.

Owner's Signature 		Owner's Name (Please Print) The Catholic University of America	
Agent's Signature 		Agent's Name (Please Print) Paul A. Timmonds, Jr.	
Date 9/3/08	D.C. Bar No. 452020	or	Architect Registration No.

OFFICE OF ZONING DETERMINATION

(DCMR Title 11 §3113.2)

Based upon review of the application and self-certification, this application is	
<input type="checkbox"/>	Accepted for filing.
<input type="checkbox"/>	Referred to the Office of the Zoning Administrator, Department of Consumer and Regulatory Affairs, for determination of proper zoning relief required.
<input type="checkbox"/>	Rejected for failure to comply with the provisions of <input type="checkbox"/> DCMR Title 11 §3113.2; or <input type="checkbox"/> DCMR Title 11 Zoning Regulations. Explanation _____

Signature Jerrily R. Kress, FAIA – Director District of Columbia Office of Zoning	Date 441 4th Street, N.W. Ste. 210-S, Washington, D.C. 20001 (202) 727-6311 * (202) 727-6072 fax * www.dcoz.dc.gov
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INSTRUCTIONS

Any request for self-certification that is not completed in accordance with the following instructions shall not be accepted.

1. All self-certification applications shall be made on Form 135. All certification forms must be completely filled out (front **and** back) and be typewritten or printed legibly. All information shall be furnished by the applicant. If additional space is necessary, use separate sheets of paper to complete this form.
2. Complete one self-certification form for each application filed. Present this form with the Form 120 Application to the Office of Zoning, 441 4th Street, N.W., Suite 210, Washington, D.C. 20001.

ITEM	EXISTING CONDITIONS	MINIMUM REQUIRED	MAXIMUM ALLOWED	PROVIDED BY PROPOSED CONSTRUCTION	VARIANCE Deviation/Percent
Lot Area (sq. ft.)	N/A	N/A	N/A	N/A	N/A
Lot Width (ft. to the tenth)	N/A	N/A	N/A	N/A	N/A
Lot Occupancy (building area/lot area)	N/A	N/A	N/A	N/A	N/A
Floor Area Ratio (FAR) (floor area/lot area)	.34	N/A	1.8	.36	N/A
Parking Spaces (number)	N/A	N/A	N/A	N/A	N/A
Loading Berths (number and size in ft.)	N/A	N/A	N/A	N/A	N/A
Front Yard (ft. to the tenth)	N/A	N/A	N/A	N/A	N/A
Rear Yard (ft. to the tenth)	N/A	N/A	N/A	N/A	N/A
Side Yard (ft. to the tenth)	N/A	N/A	N/A	N/A	N/A
Court, Open (width by depth in ft.)	N/A	N/A	N/A	N/A	N/A
Court, Closed (width by depth in ft.)	N/A	N/A	N/A	N/A	N/A
Height (ft. to the tenth)	N/A	N/A	N/A	N/A	N/A

EXHIBIT A

**THE PRESIDENT AND TRUSTEES OF THE CATHOLIC UNIVERSITY OF AMERICA AND
ABDO DEVELOPMENT LLC**

ZONING COMMISSION OF THE DISTRICT OF COLUMBIA

APPLICATION TO AMEND THE ZONING MAP

<u>Square / Lot</u>	<u>Address</u>
3654 / 4	714 Lawrence Street, NE
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The Subject Property is generally known as Catholic University's South Campus and is bound by Michigan Avenue, NE to the north, Kearney Street, NE to the South, the CSX and WMATA train tracks to the east, and the western boundary is shared with the Dominican House of Studies.

**BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA**

APPLICATION

Notice: See other side of application form for instructions

Pursuant to Sections §3103.2 - Use Variance, §3103.2 - Area Variance and/or §3104.1 - Special Exception of Title 11 DCMR- Zoning Regulations an application is hereby made, the details of which are as follows:

Address(es)	Square	Lot No(s).	Zoning Districts	Relief Being Sought		Section No(s).
				Area Variance	Use Variance Special Exception	
See attached list of properties			R-4,R-5-A, C-M-1		Special Exception	210

Present use(s) of Property: The Catholic University of America South Campus

Proposed use(s) of Property: Proposed mixed-use residential, retail and arts development

Owner of Property: President and Trustees of The Catholic University of America Telephone No: 202-319-5000

Address of Owner: 620 Michigan Avenue, NE

Written paragraph specifically stating the "who, what, and where of the proposed action(s)": This will serve as the Public

Hearing Notice: Application of The Catholic University of America for special exception approval for an amendment to the campus plan to remove property from the jurisdiction of its campus plan. The property proposed to be removed is included in a Consolidated Planned Unit Development and Zoning Map Amendment application that is being filed and processed concurrently with this special exception application.

Estimated construction cost \$ Advisory Neighborhood Commission Single-Member District(s) ANC 5C 5C10/5C09

Date: 9/2/2008 Signature: *Janie Englund* Applicant*

* The Owner of the Property for which the application is made or his/her authorized agent. In the event an authorized agent files an application on the behalf of the Owner, a letter signed by the Owner authorizing the agent to act on his/her behalf shall accompany the notice of application.

**To be notified of hearing and decision:
(Owner or Authorized Agent*)**

Name: Paul Tummonds, Pillsbury Winthrop Shaw Pittman, LLP

Address: 2300 N St., NW, Washington, DC 20037

Phone No.: 202-663-8873

Fax No.: 202-663-8007

E-Mail: paul.tummonds@pills
burylaw.com

**ANY APPLICATION THAT IS NOT COMPLETED IN ACCORDANCE WITH THE INSTRUCTIONS ON THE BACK OF THIS
FORM WILL NOT BE ACCEPTED.**

INSTRUCTIONS

Any notice of application for action provided in the District of Columbia Zoning Regulations (11 DCMR Zoning) that is not completed in accordance with the following instructions shall not be accepted. *Do not mail this form to the Board of Zoning Adjustment.*

1. All applications shall be made on Form 120. All applications must be completely filled out and be typewritten or printed. If additional space is necessary, use separate sheets of 8½" x 11" paper to complete the form (drawings and plans may be no larger than 11"x17").
2. Present this form and supporting documents, in person, to the Office of Zoning at 441 4th Street, N.W., Suite 210, Washington, D.C. 20001.
3. At the time of filing an application before the Board of Zoning Adjustment, the Petitioner shall pay a filing fee in accordance with the Board of Zoning Adjustment Schedule of Fees (11 DCMR 3180).
4. **REQUIRED information to be submitted when making an application submission, includes one (1) original and twenty (20) copies of the following (except for labels of which (1) original and (1) copy is required):**
 - A. All applicants shall obtain from the Zoning Administrator (DCRA) a memorandum directing the applicant to the Board of Zoning Adjustment prior to filing this application or file through self-certification using Form 135. For self-certification, a licensed architect or attorney must certify the proposed relief requested.
 - B. A plat, drawn to scale and certified by a DC licensed survey engineer or the D.C. Office of the Surveyor showing boundaries and dimensions of the existing and proposed buildings and accessory buildings. Also required are architectural plans and elevations in sufficient detail to clearly illustrate any proposed building to be erected or altered, proposed landscaping/screens and building materials. Submittal of plat and plans shall not exceed 11" x 17" in size. (See Form 130 – Plat, Plan and Elevation Specifications for the required information on these drawings.)
 - C. A detailed statement of existing and intended use of such building or part of building.
 - D. A detailed statement explaining how the application meets the specific tests identified in the Zoning Regulations for variance (area and/or use), special exception or other specific relief being sought. (See Form 121 – Applicant's Burden of Proof for Variance and Special Exception Applications.)
 - E. Three color photograph views of appropriate size, not-to-exceed 8½" x 11", showing pertinent features of the building and the property involved (front, rear and sides, if possible).
 - F. The names and mailing addresses of the owners of all property within 200 feet, in all directions from all boundaries of the property involved in the application, **and self-stick labels of the names and mailing addresses of the owners of the properties.** (Note: This information is most readily available from the D.C. Department of Tax and Revenue, Tax Assessors, 941 North Capitol Street, N.E., 1st Floor, Washington, D.C. 20002.)
 - G. The name and mailing address of any person who has a lease with the owner for all or part of any building located on the property involved in the application.
 - H. Documentation or a copy of the Certificate of Occupancy showing the current authorized use. In cases where a change in one conforming use to another non-conforming use is requested, provide a copy of the past authorized uses.

Note: All applications are referred for review and recommendation to the D.C. Office of Planning (OP) and the Advisory Neighborhood Commission within which the affected property is located. Their reports are given "great weight" in the BZA decision-making process. Applicants are strongly recommended, at the time of filing a Form 120 application, to make contact with these agencies to discuss the merits of their application. OP can be reached at (202) 442-7602.

THE PRESIDENT AND TRUSTEES OF THE CATHOLIC UNIVERSITY OF AMERICA

ZONING COMMISSION OF THE DISTRICT OF COLUMBIA

**SPECIAL EXCEPTION APPLICATION FOR AN AMENDMENT OF AN APPROVED
CAMPUS PLAN**

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The Catholic University of America
*Office of the Treasurer and Vice President
for Finance and Administration*
Washington, DC 20064
202-319-5606

September 4, 2008

Anthony Hood, Chairperson
Zoning Commission
441 4th Street, NW
Room 210
Washington, DC 20001

Re: Planned Unit Development and Zoning Map Amendment Applications for
the Property Known as The Catholic University of America South Campus
and Special Exception Application to Amend the Approved Campus Plan
for The Catholic University of America

Chairperson Hood and Honorable Members of the Commission:

On behalf of the President and Trustees of The Catholic University of America, I
hereby authorize Abdo Development, LLC and the law firm of Pillsbury Winthrop Shaw
Pittman, LLP to represent us in all proceedings before the DC Zoning Commission
concerning the above-referenced applications.

Sincerely,

THE PRESIDENT AND TRUSTEES OF THE
CATHOLIC UNIVERSITY OF AMERICA

By Julie England