

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Zoning Commission



November 12, 2009

Edward M. Johnson, President
Greater Brookland Business Association
3616 12th Street, N.E.
Washington, D.C. 20017

Re: Zoning Commission Case No. 08-24 – Camden Development (Consolidated PUD & Related Map Amendment)

Dear Mr. Johnson:

The Office of Zoning is in receipt of your letter dated October 30, 2009 regarding the above-referenced case.

The Zoning Regulations are strict regarding the timeliness of submissions into case records. The record on this case was closed on October 5, 2009, with only specific additional submissions requested by the Commission due on October 26, 2009. Your letter was received after the record closed. On November 9th, the Commission decided not to reopen the file to receive your letter. Accordingly, we are returning your letter to you.

If you have any questions, please do not hesitate to call me at (202) 727-0340.

Sincerely,

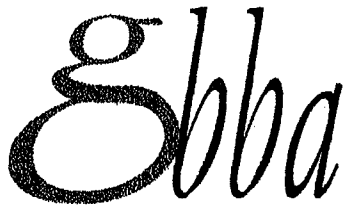
A handwritten signature in black ink that reads "S. S. Schellin".

Sharon S. Schellin
Secretary to the Zoning Commission

Enclosure

ZONING COMMISSION
District of Columbia

CASE NO. 08-24
EXHIBIT NO. 61



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2009 OCT 30 PM 2:42
THE GREATER BROOKLAND BUSINESS ASSOCIATION
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return

ZONING COMMISSION
District of Columbia

CASE NO.

08-24

EXHIBIT NO.

61

October 30, 2009

Ms. Sharon Schellin
Secretary
Government of the District of Columbia
Zoning Commission
441 4th Street, NW, Suite 200 South
Washington, D.C. 20001

Dear Ms. Schellin:

This letter is written to serve as a formal request to open the record for Case Nos. 08-24 and 08-24A/04-25 for inclusion of the following documentation:

- A copy of the October 9, 2009 edition of the Tower, a Catholic University publication, includes on its cover, an article titled "Zoning Commission to Approve Southside Development Plan". The document was provided to me for review and comment. On the cover was also a rendering titled "A drawing of the proposed 12th Street retail corridor." In fact, it is not a drawing of 12th Street, but a drawing of a portion of the Catholic University project. The article is disingenuous and was developed to give the impression that the CU-PUD will be approved by the Zoning Commission without any substantive benefits contributed to the greater Brookland community and nothing contributed to the 12th St. business community.
- A \$275,000 proposed one time community contribution cited in the article of which Catholic University will be given \$75,000, is a sad testament supporting Catholic University, a major institution's, almost non-existent commitment to Brookland. We also must consider the fact that the project will generate many millions in profits for the life of the project and the developers will be pursuing major substantial financial support from the DC Government (our tax dollars). The developers are requesting extensive zoning relief. The project will also require police and fire protection, along with emergency services, all of which will further strain our economy during one of the most difficult economic periods in American history. The project in its current configuration will eliminate vital green areas and require major infrastructure improvements including below and above utilities, roads, sidewalks and public space lighting, development features which will also serve to further strain our economy.
- A statement was made in the article addressing the connectivity to the 12th Street corridor. There are no credible architectural, urban design, marketing or economic features included in the PUD which supports any efforts to create viable connectors to the 12th Street business

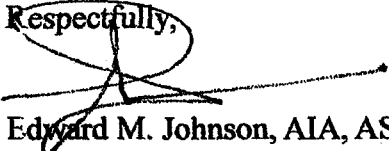
corridor or any other nearby business area in the Brookland community. The CU-PUD, in essence, has been created to define an urban island but as a island with no connection to any area of the community. Therefore, the article is misleading self serving and inaccurate.

- The project failures are significant considering the negative environmental and economic impacts to the community, which will produce major increases in vehicular traffic flow, air and noise pollution, temperature impacts, impacts which will contribute to the deterioration of the quality of health for Brookland constituents. The development could contribute 300 plus categories of contracts and generate numerous jobs for the life of project. The CU-PUD can support every business in Brookland as well as contribute contracts to many businesses outside the Brookland community.

We recommend that the scale of the project be reduced so that existing green areas, illustrated in the PUD can be increased and the maximum building heights reduced to 4 stories. And, ABDO and Catholic University should be required to purchase a substantial percentage of the goods and services within the Brookland community. Because of the economic magnitude of the development, ABDO and Catholic University have an opportunity to make major substantive economic and quality of life contributions to the Brookland community while achieving a successful and profitable development.

Hopefully the request and attached document will be released to Mr. Anthony Hood, Zoning Commission Chair and all members of the Commission. Thank you.

Respectfully,



Edward M. Johnson, AIA, ASLA
President

cc: The Honorable Harry Thomas, Jr
Commissioner Timothy Day, ANC 5C
Commissioner Angel Alston, ANC 5A
Brookland Business Community

*Greater Brookland Business Association
3612 Twelfth Street, NE Washington, DC 20017*

tower

Friday, October 9, 2009

Volume 87, Issue 6

10/30/09

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p. 04

NATIONAL EQUALITY MARCH

CUAllies Providing Housing to Gay Rights Marchers

By MICHAEL OLIVA
Tower Staff

An unofficial student organization, CUAllies, will march under the University's name at this weekend's National Equality March, an event which is advocating for gay rights, including the right to marry. The group is also housing student marchers from other universities, both off-campus and in on-campus residence halls.

CUAllies maintains that they have no position on gay marriage and that their goals are consistent with the Church's views on homosexuality. Their banner at the march will read: CUAllies - Making Catholic Safe for GLBTQ People.

They will be meeting in front of the Basilica of the National Shrine of the Immaculate Conception at 10:30 a.m. on Sunday before heading downtown.

"We are going because it is about civil rights for GLBTQ people and protecting those individuals," said Robby Diesu, a senior politics major and co-founder of the group.

Students from the University of Connecticut, University of Notre Dame and Wesleyan University are being provided accommodations by CUAllies this weekend.

"They contacted us and needed help," said Diesu, who is planning on housing up to 15 people at his off-campus apartment.

Eleanor Brasfield, sophomore history major, and her friend both decided to

University President to Step Down in 2010



O'Connell is Second Longest Serving President in University History

By JUSTINE GARBARINO
Tower Staff

University President Rev. David M. O'Connell announced his intention to step down as president of the University in August 2010, after a tenure that included an increase in enrollment, campus expansion and a Papal visit.

"That I have had the privilege of serving as the 14th President of The Catholic University of America is an experience that I shall treasure as long as I live. That I have had the opportunity to share in and witness so much accomplished at The Catholic University of America is a memory that will never fade," said O'Connell in his letter from the President's Desk in the October issue of *Inside CU* on Friday, Oct. 6.

O'Connell notified the University's Board of Trustees in June of his decision to step down. It has been kept under wraps since then.

O'Connell, 54, who received his doctoral and licentiate degrees in Canon Law in 1987 and 1990, respectively, from the University, is the 14th president of the University and has been president for the past 12 years. He is second longest serving president in University history, after Bishop Thomas J. Shahan, who served 18 years as president from 1909 to

to recognize them as an official student organization, CUAllies has attracted about 40 attendees at each of their five off-campus meetings held at nearby Colonel Brooks Tavern this year.

The leadership of CUAllies will be meeting with University administrators next week to make another attempt at having the organization recognized.

"We want them to welcome us back onto campus," said Diesu. "We do not have ulterior motives. We want GLBTQ students to feel safe and welcome on this campus."



University President Rev. David M. O'Connell introducing Pope Benedict XVI in April 2008.

from both faculty and students who cited the university's problems of declining enrollment, low endowment and the reduction of academic standards.

Ellis, who currently resides at Calvert Hall College Community in Baltimore, Maryland, could not comment for this article due to health reasons.

Prior to his selection as president from nearly 100 applicants, O'Connell worked as the academic dean and dean of faculty at St. John's College of Liberal Arts and Sciences in New York.

At the time, O'Connell said he had not established a set list of goals or strategies that he would hope to accomplish

See RESIGNATION, page 3

Catholic Leaders Reflect on O'Connell's Tenure

By MICHAEL OLIVA
Tower Staff

Having announced his intention to resign next August, leaders within the Church have come forward to reflect on Rev. David M. O'Connell's tenure as the second-longest serving president of the University.

"Father O'Connell has served CUA exceptionally well as president," said University Chancellor and Archbishop Donald Wuerl to the *Washington Times* last week. "During his tenure, he brought the University to a renewed sense of its Catholic identity and a high level of academic achievement. I rejoice that he also focused on the quality of student life, promoting the appreciation

of students for their faith."

The Cardinal Newman Society, an organization that has both supported and critiqued decisions of the University throughout the years, especially those dealing with the speaker policy, also commented on his announcement.

"It was important to restore confidence in the catholicity of the University," said Patrick Reilly, president of the organization, to the *Washington Times*. "If there is any accomplishment to point to, it is the restoration of Catholic identity. There were people here eager to see the University turn around, but there was a vocal minority that had a stranglehold on things."

O'Connell has left a positive lasting impression on the University, according

to Ed Gillespie, an alumnus, trustee and former chairman of the Republican National Committee.

"Father O'Connell has been the most consequential president of Catholic University of America since I began as a student there 30 years ago," he told the *Washington Times*. "The impact he's had on alumni relations, development, quality of student life - he has really laid a strong foundation on which his successor can build."

The University's profile has been elevated by O'Connell, according to Patricia McGuire, president of nearby Trinity Washington University. She said that relations with the Vatican and within the University's own community were greatly improved under his watch.

"To be the president of a Catholic college or university today is a difficult and delicate job for any of us," McGuire told the *Washington Post*. "We all want to be faithful to the Church, but we all have very pluralistic campuses. To be president of the Catholic University is probably the hardest of all."

O'Connell can regularly be seen taking walks across campus, answering questions from students after House Mass and having a meal in the Pryzbyla Center.

"Father O'Connell was a groundbreaking president for the University," said Matthew Patella, a member of the President's Society. "Not only did he upgrade the school's visibility, but in the past four years there has been a steady increase in

school spirit and student participation in events. He takes the time to know students and to understand what we want from our University."

Although the next few months will likely bring forward much reflection on O'Connell's presidency, as well as speculation on who his successor may be and where he will go from here, the man himself is not ready to call it a day.

"I am not a believer in the idea of 'lame ducks' nor do I have any interest in a 'long wake,' Irish or otherwise," he joked in his announcement last Friday. "There is much that needs to be done this year and my attention is firmly fixed and focused on this 'work in progress' and will remain so until my service is completed at the end of next August."

Zoning Commission to Approve Southside Development Plans

By MARGARET BOEHM
Tower Staff

The University is asking the DC Zoning Commission to approve changes to the redevelopment of South Campus, as it seeks to stay on schedule with the construction.

University President Rev. David M. O'Connell and Jim Abdo of Abdo Development LLC spoke before the DC Zoning Commission in a public hearing on Monday, Oct. 5, to discuss the proposed redevelopment.

The commissions heard the testimony on the plan and are scheduled to decide on the proposal on November 9.

The project is "the most important project the University has had in decades," said O'Connell.

There were approximately 30 people in attendance, including 15 people wishing to testify about the development.

In May 2008, the University announced that it was partnering with the development firm to redevelop Southside. University trustees and Abdo Development submitted an application in September 2008 for approval from the zoning commission for the development.

The development plan includes 85,000 square feet of retail and 825 residential units including a single block of about 40 row homes. Key features of the design include a public square, which Abdo said should be named after O'Connell, in honor of the retiring president and a clock tower.

"We want to create connectivity to the neighborhood with the 12th Street retail corridor," said Abdo.

At the meeting, Abdo Development gave a powerpoint presentation to the commission, which included renderings of the area.

"We wanted to come up with architecture substance that would endure but not mimic

what was already on campus," said Abdo.

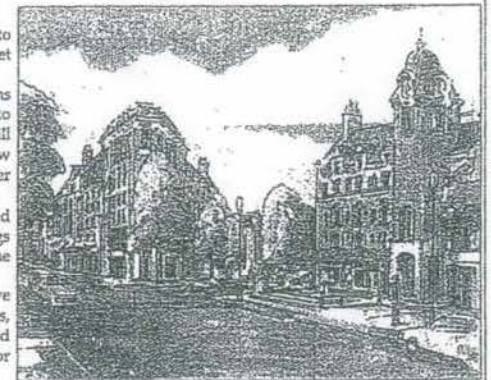
The proposal also includes a plan to realign Michigan Avenue and Monroe Street at a 90-degree angle.

"We will correct challenging intersections and create a welcoming entrance into Brookland," said Abdo. This realignment will help improve pedestrian walking and slow drivers down according to a traffic engineer who spoke at the meeting.

Since the announcement of the proposed development, there have been 32 meetings between University and Abdo officials and the community.

Abdo Development also plans to give \$275,000 to support community programs, including \$75,000 for scholarships to Ward 5 residents to attend Catholic University or Trinity College.

The project is estimated to be finished in eight years.



A drawing of the proposed 12th Street retail corridor.

facsimile
TRANSMITTAL

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D.C. OFFICE OF ZONING

2009 OCT 30 PM 2:42

TO: Ms. Sharon Schellin, Secretary of Zoning Commission

FAX NO: 202-727-6072

FROM: Edward M. Johnson, Greater Brookland Business Association

RE: Case numbers 08-24 and 0824A/ 04-25 ABDO/ Catholic University

DATE: October 30, 2009

PAGES: 5, including this cover sheet.

X **CONFIDENTIAL INFORMATION**

X !!!PRIORITY!!! PLEASE HAND DELIVER IMMEDIATELY

X DELIVER AS SOON AS POSSIBLE

COMMENT:

Attached is an October 30, 2009 letter copy of the Greater Brookland Business Association's formal request to reopen the zoning record. Also attached is a copy of the October 9, 2009 TOWER article. The original will be delivered by hand.

Greater Brookland Business Association

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