GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

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Office of the Director

MEMORADUM

TO: Zoning Commission

FROM: Andrew Altman, Director
Office of Planning

DATE: September 17, 2002

SUBJECT: Waiver of Rules for Late Submittal of Final Report on Case No. 02-20

The attached Final Report concerning the above referenced application is being submitted less than 10 days prior to the Zoning Commission's consideration of the item and scheduled public hearing. The Office of Planning respectfully requests that the Commission waive its rule and accept the report into the record.

Attachments

AA/

ZONING COMMISSION
District of Columbia
Case 02-20
Exhibit 37

ZONING COMMISSION
District of Columbia
CASE NO.02-20
EXHIBIT NO.37

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

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Office of the Director

MEMORANDUM

DATE: September 16, 2002

TO: District of Columbia Zoning Commission

THROUGH: Andrew Altman, Director OP
Ellen McCarthy, Deputy Director OP

FROM: David J. McGettigan, AICP

SUBJECT: Zoning Commission Case No. 02-20
Catholic University of America Campus Plan 2002-2012
620 Michigan Avenue, N.E.

Summary

The Catholic University of America (CUA) seeks approval of a new campus plan for a university use in the R-5-A zone. The use requires special exception approval by the Zoning Commission of a campus plan under §210 of the Zoning Regulations. The major elements of the plan include:

- The total campus area is 144 acres. The campus plan does not propose to increase the boundaries of the campus. The south campus is still scheduled to be phased out of campus use.
- The enrollment cap of 7500 full-time equivalent (FTE) students will not change.
- The plan proposes 95,500 square feet in new additions, 640,000 square feet in new buildings, and 165,846 square feet of demolition. The existing FAR of 0.37 will be increased to 0.44.
- The overall parking will be increased by 392 spaces. Pedestrian and vehicular circulation will be revised to direct vehicular traffic to the periphery of the campus and remove pedestrian/vehicle conflicts from the center of campus. Access points will be improved.
- Some new landscaped open spaces will be created and wooded areas preserved.

The applicant requests approval of the plan for a period of ten years.

Recommended Action:

The Office of Planning (OP) recommends that the following additional information be provided for consideration by the Commission:

- A historic preservation element to give guidance for the preservation of historic buildings and spaces on campus.
- A procedure included in the plan for identifying and protecting archeological resources on campus.
- A comprehensive environmental plan for the campus.

Once this additional information is provided, the Office of Planning will prepare a supplemental report to analyze the new information and provide a recommendation. In addition, a condition should be included in the approval to assure that the buildings on the south campus will not be demolished or change use until an approved use is established through a campus plan amendment.

Background

The Catholic University of America is located in Northeast in ANC 5C. The campus is in the Neighborhood Cluster 20 Strategic Neighborhood Action Plan. The campus is surrounded by a variety of uses including institutional uses like the Pope John Paul II Cultural Center and the Soldiers' and Airmen's Home, commercial uses on the south side of Michigan Avenue (the remainder of Square 3657) and on the northwest on the northwest corner of Taylor and Harewood, industrial uses to the north and across the tracks to the east, park/open space uses on the north (Fort Totten Park) and residential uses on the northwest and south.



Figure 1 - Catholic University of America Campus

Most of the campus is substantially buffered from residential uses by roads, tracks and compatible uses. Traffic congestion and housing impacts as a result of University expansion are major concerns in the area.

The main campus is generally bounded by Taylor Street NE on the north, John McCormack Road NE to the east, Michigan Avenue to the south and Harewood Road to the west covering the majority of Square 3821. Within this area are three sites that are not part of CUA (Lot 44), they are the Marian Scholasticate (Lot 817), the Capuchin College (Lot 45) and the Basilica of the National Shrine of the Immaculate Conception (Lot 40). The main campus is in the R-5-A zone.

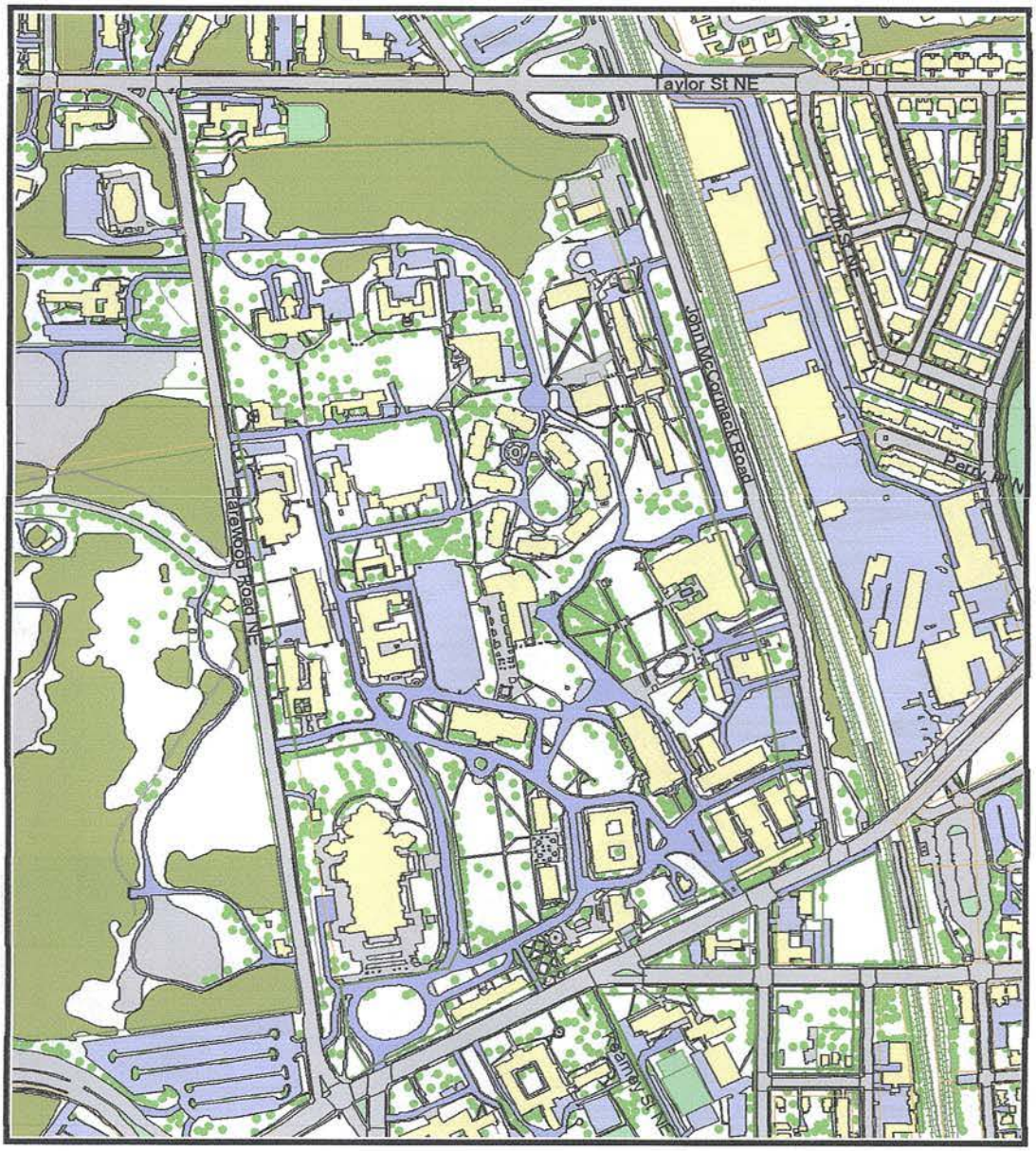


Figure 2 - Main Campus

The north campus contains the DuFour Athletic Complex (Square 3671, Lots 2,3, and 802), which is bounded by John McCormack Road NE and Brookland Avenue on the east, Allison Street on the north, Fort Totten Drive and Hawaii Avenue on the west and Taylor Street to the south. The north campus is also in the R-5-A zone.

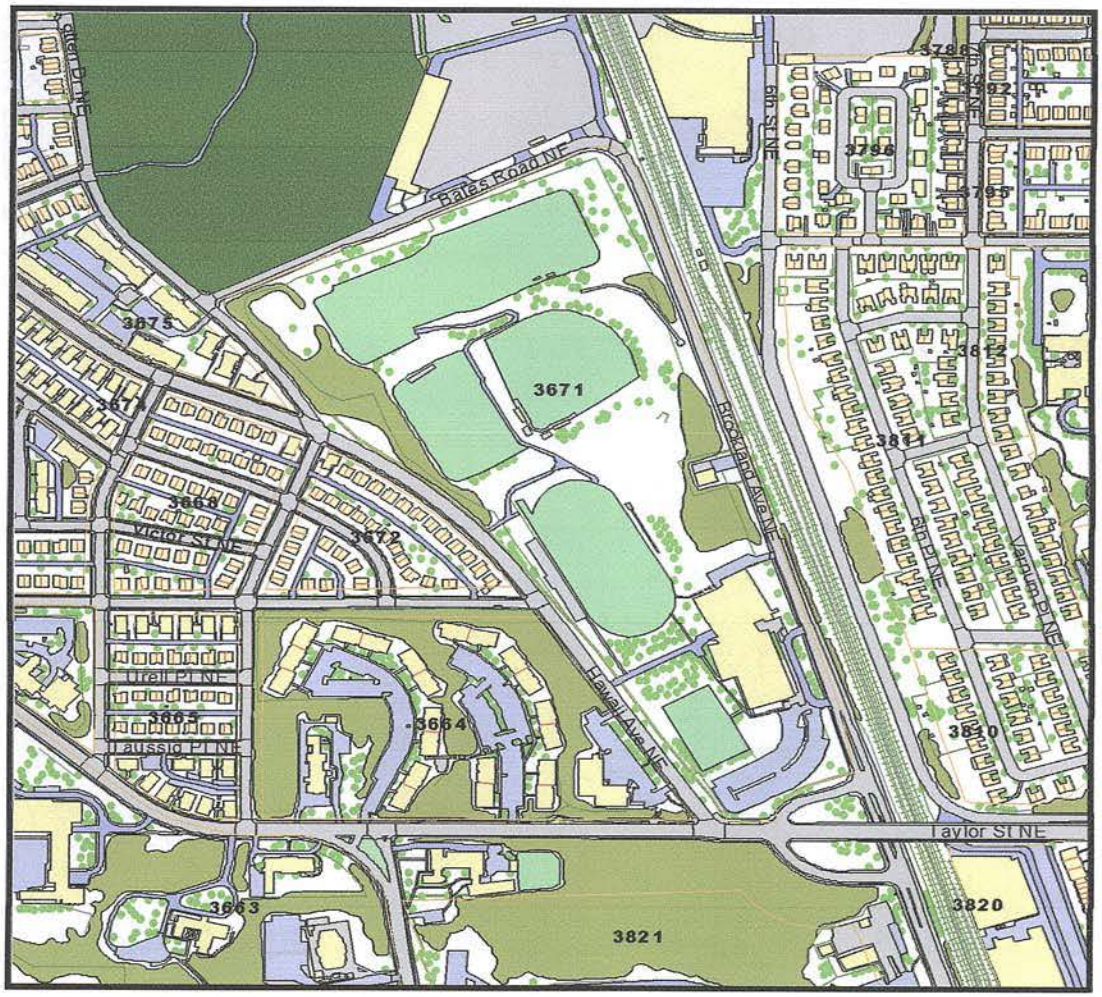


Figure 3 - North Campus

The south campus consists of Square 3654, Square 3655, Square 3656, and a portion of Square 3657 (Lots 805, 821, and 826). The area is roughly bounded by Michigan Avenue to the north, B & O Railroad to the east, Lawrence and Monroe Streets to the south and the Theological College to the west. Within this area three lots are not owned by CUA (Square 3654, Lots 3, 809, and 810). The south campus lies in several zoning districts including R-5-A, C-M-1, R-4 and C-1.

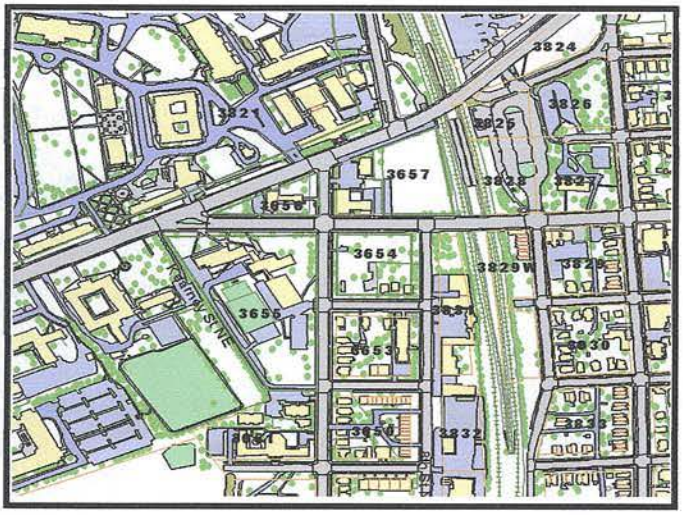


Figure 4 - South Campus

Board of Zoning Adjustment Order No. 15382 approved the current Catholic University campus plan on May 22, 1992 with the following conditions:

1. Approval shall be for a period of ten years.
2. The campus plan shall be as shown in the revised Master Plan marked as Exhibit No. 33 of the record.
3. The boundaries of the campus shall be as shown on Map No. 3 "Existing Property and Zoning" of the revised Master Plan marked as Exhibit No. 33 of the record.
4. The University shall submit a special exception application to the Board for each structure or addition to an existing structure, which the University proposes to construct over the life of the plan.
5. The maximum enrollment shall be 7,500 full-time equivalent (FTE) students to be comprised of 3,770 undergraduate FTE and 3,730 graduate FTE students. The full-time equivalent student enrollment shall be calculated as follows:
    a. Undergraduate Student FTE: the total number of semester credit hours awarded to undergraduate students divided by 15 semester hours.
    b. Graduate Student FTE: the total number of semester credit hours awarded to graduate students divided by 9 semester hours.
6. The number of faculty and staff shall be between 1,650 and 1,710 during the ten-year period of the plan.
7. A maximum of 1,939 parking spaces shall be provided on campus over the ten-year period of the plan.
8. A maximum FAR of 0.49 or gross floor area of 2,884,922 square feet shall be permitted by the year 2000.
9. All traffic circulation patterns shall be reviewed and approved by the Department of Public Works prior to implementation by the University.

Further processing and modifications to the campus plan have been approved as follows:

BZA Application No.	Date	Scope	Disposition
15389	5/22/92	Law Shool	Granted
15389 (modification)	7/10/92	Add parking to law school	Granted
15382 (modification)	7/10/92	Maintenance Facility	Denied
15922	4/15/94	Maintenance Facility	Granted
16316	1/22/99	Dining Hall Addition	Granted
16482	8/3/99	Temporary Housing	Granted
16534	2/9/00	Dormitories	Granted
16613	12/8/00	Student Center	Granted

Plan Overview

The applicant does not propose to increase the boundaries of the campus. The south campus, as indicated in the 1992 plan, will not be redeveloped for university uses under the plan. The existing academic building and two dormitory buildings on the south campus are marked to be demolished. The university plans to relocate these uses to the main campus.

Enrollment and Personnel

The enrollment cap of 7500 FTE students will not change. In the 2001-2002 school year CUA has 2,770 FTE undergraduate students and 2,411 FTE graduate students for a total enrollment of 4,357 FTE students (a headcount of 6,756). The projected enrollment for the 2011-2012 academic year is 3,319 FTE undergraduates and 2,847 FTE graduate students for a total enrollment of 6,166 FTE (an anticipated headcount of 8,000). These figures are within the cap established by the 1992 campus plan of 3,770 undergraduate FTE and 3,730 graduate FTE students. The University does request an increase in the cap for numbers of employees and staff. Currently at 1,550 employees, CUA projects total employees will not exceed 2,010 and if enrollment targets are met for 2011-2012 academic year employment will be about 1,812 employees. The 1992 campus plan required the number of faculty and staff to be between 1,650 and 1,710 during the ten-year period of the plan.

Building Development

The plan proposes 95,500 square feet in new additions and 640,000 square feet in new buildings. Of the existing 2,325,367 square feet of building area, 165,846 is proposed to be demolished. The existing FAR of 0.37 will be increased to 0.44 with a total proposed building square footage of 2,895,021. Marist Hall and O'Boyle Hall (134,039 SF) are to be converted from academic/admin. to residential, the residential portion of Gibbons Hall (48,944 SF) is to be converted to academic/admin., and the former University Center (72,364 SF) will be converted from student life to academic/admin. The use distribution of this change in square footage is presented in the following table:

Use	Existing SF	Additional SF	Reduced SF	Net Proposed SF
Residential	580,212	584,039	175,625	988,626
Acad./Admin	1,433,579	383,108	163,498	1,653,189
Student Life	287,374	20,200	72,364	235,210
Service/Other	24,202	3,500	9,706	17,996
Total	2,325,367	990,847	421,193	2,895,021

Parking and Circulation

Parking will be removed from the central campus and moved to the periphery or placed underground. The net effect will be to increase parking by 392 spaces. Pedestrian and vehicular circulation will be revised to direct vehicular traffic to the periphery of the campus and remove pedestrian/vehicle conflicts from the center of campus. Access points will be improved.

Landscaping and Open Space

Some new landscaped open spaces will be created by removal of surface parking lots. The wooded area on the north end of the main campus will be preserved. Extensive tree coverage is graphically depicted on the Master Plan and the text proposes the "introduction of innovative storm water management techniques and native plant material and other landscape management practices". Also, the plan indicates that the new emphasis on the pedestrian environment will increase landscaping through streetscape and pedestrian enhancements.

Analysis

Comprehensive Plan

In evaluating the Catholic University Campus Plan 2002 for consistency with the Comprehensive Plan, the Zoning Commission should consider compliance with major themes of the Comprehensive Plan, compliance with the objectives and policies of the major elements of the Comprehensive Plan, and consistency with the Generalized Land Use Map. Major themes within the Comprehensive Plan relevant to this development are:

1. Stabilizing and improving the District's neighborhoods;
   - ◊ CUA's commitment to the community is well documented in its submission and shows a significant social and economic contribution.
   - ◊ CUA's housing policies can directly impact the stability of surrounding neighborhoods through provision of adequate on-campus housing and pro-actively encouraging neighborly behavior among off-campus students housed in adjoining residential neighborhoods. Additional information on housing was recently provided to the Office of Planning and a supplemental report will be provided analyzing the submission.

2. Increasing the quantity and quality of employment opportunities in the District;
   - ◊ CUA increases the quantity and quality of employment opportunities through its own employment practices, providing training opportunities, and through its expenditures on goods and services.
   - ◊ CUA seeks to continue to employ and contract with District-based individuals and organizations by:
     i. Advertising positions through 130 local agencies and the DC Department of Employee Services;
     ii. Participating in local job fairs;
     iii. Undertaking special recruitment efforts to here disadvantaged and unemployed District residents;
     iv. Working with Arc of D.C. and other community-based organizations to hire, train and retain persons with mental retardation and developmental disabilities in the workforce;
     v. Engaging in special employment initiatives for youth and a goldent age club program for retirees.
   - ◊ CUA seeks contracting opportunities with local certified small and disadvantaged businesses
3. Preserving and Promoting Cultural and Natural Amenities
   - ◊ CUA provides opportunities for the arts through its educational programs and sponsorship of concerts, performances and exhibits.
   - ◊ The campus plan identifies significant natural amenities to be preserved and promotes urban design and streetscape polices that will beautify the campus. Additional information on environmental elements of the plan were recently provided to the Office of Planning and a supplemental report will be provided analyzing the submission.
4. Respecting and improving the physical character of the district;
   - ◊ The proposed enhancement of the campus pedestrian system, landscaping, and the provision of quality urban design and architecture in its building projects will improve the physical character of the district. The Commission should continue to review individual building projects in separate further processing application to ensure consistency with this element of the Comprehensive Plan.
5. Preserving and ensuring community input;
   - ◊ Community input has been an important component of the campus plan process for CUA as outlined in section 2.2 of the campus plan and supported by Appendix III, Community Participation Summary.
   - ◊ ANC 5A writes that it requested that CUA allow them to participate on the campus plan committee, however this was not granted by CUA. CUA does indicate that it solicited input from ANC 5A on several occasions and had many open meetings to engage resident input.
6. Preserving the historic character of the District;

- ◊ The campus has many beautiful and historic structures and open spaces that should be preserved through appropriate policies and planning. The Office of Planning has requested additional information on Historic Preservation. When this is provided, a supplemental report on Historic Preservation will be provided.

7. Reaffirming and strengthening the District's role as the economic hub of the National Capital Region; and,
   - ◊ As an educational institution and employer, CUA strengthens the District's role as an economic hub of the National Capitol Region.
   - ◊ Additional economic contributions include purchase of goods and services, financial aid for District residents, and generating research dollars that contribute to local spending.
8. Providing for diversity and overall social responsibility.
   - ◊ Through its education programs, economic support, and social/community programs and partnerships including accommodating the disabled, providing mental health services for children, providing legal aid for the poor and elderly, sponsoring community health fairs and many other community programs CUA furthers this major goal.

The Ward 5 element comprehensive plans has the following references to Catholic University:

1600 VISION FOR WARD 5

1600.7 Neighborhood retail shopping centers will also show renewed life. The 12th and Monroe Streets small business/retail center will thrive, providing residents of the neighborhood and Catholic University with expanded retail services.

1618 WARD 5 ACTIONS IN SUPPORT OF PUBLIC FACILITIES

1618.1 The policies in support of public facilities are as follows:

(e) Reassess publicly used facilities for the use of civic and other community organizations. These facilities could house conference meetings and other community gatherings:

(2) Recommended action: Investigate the possible use of public schools and private facilities, including Catholic University of America and other universities and colleges in the community for no charge;

1619 WARD 5 URBAN DESIGN

1619.2 ...The National Shrine of the Immaculate Conception, located in the Brookland/CUA area, also attracts many tourists each year. The Franciscan Monastery and Catholic University of America also reinforce the historic and visual image of the ward and city.

1630 WARD 5 ACTIONS IN SUPPORT OF LAND USE/ZONING

1630.1 The policies in support of land use/zoning are as follows:

(c) Determine the appropriate mix of uses, scale, density and design of development in the Brookland/CUA Metrorail area to protect the surrounding residential areas from potential adverse impacts such as commuter traffic and parking:

(1) The Brookland/CUA area is bounded by Catholic University on the west, 10th

> Street on the east, Michigan Avenue on the north and Monroe Street on the south. Traffic approaching from McCormack Road onto Michigan Avenue needs to be safely directed by use of traffic light signalization.

Catholic University of America is in Neighborhood Cluster 20. SNAP plan priorities in the area include:

- Develop a strategy for removing abandoned vehicles and abating them at the Taylor St. Bridge (Taylor St. & Puerto Rico Ave.);
- Develop a traffic calming survey for Taylor St; and,
- Reconstruct stairs that lead to Taylor St. Bridge.

The Catholic University north campus and main campus lie in the Institutional category of the Generalized Land Use Map. An excerpt from the Generalized Land Use Map is provided as Attachment 1. The institutional land use category of the Comprehensive Plan is designated for college and university master plan areas. The portion of the south campus east of 7th Street NE lies in the production and technical employment and mixed-use zone. Further detail should be provided on the future use of the south campus or a commitment to return for review once plans have been solidified should be required.

Zoning

The main campus and north campus lie in the R-5-A zone district. The south campus has a mixture of R-4, R-5-A, C-1, and C-M-1 zoning. As indicated in the 1992 campus plan, the south campus is intended to phase out of University use and no future uses are contemplated for the south campus at this time. The R-5-A zone is a low to moderate density general residential zone that permits the matter-of-right development of single-family detached and semi-detached dwellings and with approval of the Board of Zoning Adjustment low density development of general residential uses including rowhouses, flats, and apartments to a maximum floor area ratio (FAR) of 0.9 and a maximum height of 40 feet and 3 stories. This zone is generally mapped in moderate density residential areas as identified in the Comprehensive Plan General Land Use Map. Surrounding residential neighborhoods to the north and south are designated as moderate density residential on the General Land Use Map. Large tracts of land to the west are designated institutional and federal land uses and to the east across a strip of production and technical employment land use category is a low-density residential land use category.

Development Standards

By reference in §352.2 college and university uses are permitted in the R-5-A zone in accordance with the standards of §210 with the approval of the Zoning Commission as provided under §3104. Section 210 requires a campus plan and outlines the following evaluation criteria:

210.1 Use as a college or university that is an academic institution of higher learning, including a college or university hospital, dormitory, fraternity, or sorority

permitted as a special exception in an R-1 District if approved by the Zoning Commission under § 3104, subject to the provisions of this section.

The continued use of the property is as a university.

210.2 Use as a college or university shall be located so that it is not likely to become objectionable to neighboring property because of noise, traffic, number of students, or other objectionable conditions.

Noise. The low scale development, natural features and relationship of the campus to neighboring property have not created any objectionable conditions because of noise. There have, however, been complaints about noise and other nuisances from students living in the surrounding neighborhoods. This will be discussed in more detail in our supplemental report.

Traffic. The Department of Transportation will discuss traffic impacts in its report.

Number of Students. Number of students is an indication of the intensity of use of a campus. A large number of students can negatively impact traffic congestion, place greater demands on infrastructure such as roads, water, sewer and solid waste systems, and impact housing markets, destabilizing neighborhoods if there are inadequate facilities for students to live or recreate on campus. DDOT is preparing an analysis of the traffic study of parking plans and the transportation demand management plan provided by the applicant. The Office of Planning recently received additional information on housing and enrollment and a supplemental report analyzing that information will be provided. Additional information has also been provided on environmental planning for the campus and will provide supplemental analysis.

Other Objectionable Conditions. The CUA campus has many historical resources that are not protected by preservation law. The Office of Planning would like to see how these historic resources are protected. The Office of Planning has requested a Historic Preservation element of the campus plan be developed in cooperation with the Historic Preservation Office.

210.3 In R-1, R-2, R-3, R-4, R-5-A, and R-5-B Districts, the maximum bulk requirements normally applicable in the Districts may be increased for specific buildings or structures; provided, that the total bulk of all buildings and structures on the campus shall not exceed the gross floor area prescribed for the R-5-B District. In all other Residence Districts, similar bulk increases may also be permitted; provided, that the total bulk of all buildings and structures on the campus shall not exceed the gross floor area prescribed for the R-5-D District. Because of permissive increases as applicable to normal bulk requirements in the

low-density districts regulated by this title, it is the intent of this subsection to prevent unreasonable campus expansion into improved low-density districts.

The campus as a whole meets the bulk requirements of the R-5-B district, which is 1.8 FAR. The proposed buildings are located to frame new open spaces and are generally central to the campus. Approximately 13% of the proposed increase in bulk is in additions to existing buildings.

210.4 As a prerequisite to requesting a special exception for each college or university use, the applicant shall have submitted to the Commission for its approval a plan for developing the campus as a whole, showing the location, height, and bulk, where appropriate, of all present and proposed improvements, including but not limited to the following:

(a) Buildings and parking and loading facilities;
(b) Screening, signs, streets, and public utility facilities;
(c) Athletic and other recreational facilities; and
(d) A description of all activities conducted or to be conducted on the campus, and of the capacity of all present and proposed campus development.

Additional information was requested on housing, storm water management and historic preservation.

210.5 Within a reasonable distance of the college or university campus, and subject to compliance with § 210.2, the Commission may also permit the interim use of land or improved property with any use that the Commission may determine is a proper college or university function.

No interim use of land is proposed.

210.6 When a major new building that has been proposed in a campus plan is instead moved off campus, the previously designated site shall not be designated for, or devoted to, a different major new building unless the Commission has approved an amendment to the campus plan applicable to the site; provided, that for this purpose a major new building is defined as one specifically identified in the campus plan.

The applicant indicates that this situation does not apply.

210.7 In reviewing and deciding a campus plan application or new building construction pursuant to a campus plan, the Commission shall consider, to the extent they are relevant, the policies of the District Elements of the Comprehensive Plan.

This is addressed above under Comprehensive Plan.

210.8 As an integral part of the application requesting approval of new building construction pursuant to a campus plan, the college or university shall certify and document that the proposed building or amendment is within the floor area ratio (FAR) limit for the campus as a whole, based upon the computation included in the most recently approved campus plan and the FARs of any other buildings constructed or demolished since the campus plan was approved.

The proposed gross building square footage of 2,895,021 exceeds the maximum amount of gross floor area allowed by the 1992 campus plan of 2,884,922 by 10,099 square feet. Development of the south campus will require an increase in this number and if the south campus buildings are not demolished prior to the full build out of the campus plan, an additional 126,681 square feet will be needed. Additionally, the Historic Preservation Division has asked CUA to reconsider demolition of some of the buildings as their preservation could further goals of the Historic Preservation Act. The FAR for these buildings should be included pending development of a Historic Preservation element of the campus plan recommended by this report.

210.9 Before taking final action on an application for use as a college or university, the Commission shall submit the application to the D.C. Office of Planning and the D.C. Department of Public Works for review and written reports.

The Office of Planning requests the opportunity to provide additional written comment on the recently received information on housing and environmental issues. The Department of Transportation is providing its report under separate cover.

Agency Reports

The following agencies have provided reports:

- Urban Forestry Administration (Attachment 3)
- DC Fire Marshall (Attachment 4)
- DC Water and Sewer Authority (Attachment 5)

The National Park Service has reviewed the plans and offered the following comments:

- Exhibit 1: Regional context – The Green & Significant Hills of Washington should show Fort Totten.
- In evaluating the closure of John McCormack Road the applicant's transportation engineer and DDOT should consider how rerouted truck traffic will affect the area.
- The applicant should show the location of the Metropolitan Branch Bicycle Trail on the plan.

Community Outreach and Involvement

The applicant held a series of community meetings in the winter, prior to submission of the plan for review, to get input from interested citizens. The applicant has also presented the plan to ANC5C, which according to Deborah Crain, Neighborhood Planner for Ward 5, who attended the meeting, supported the application.

Recommendation

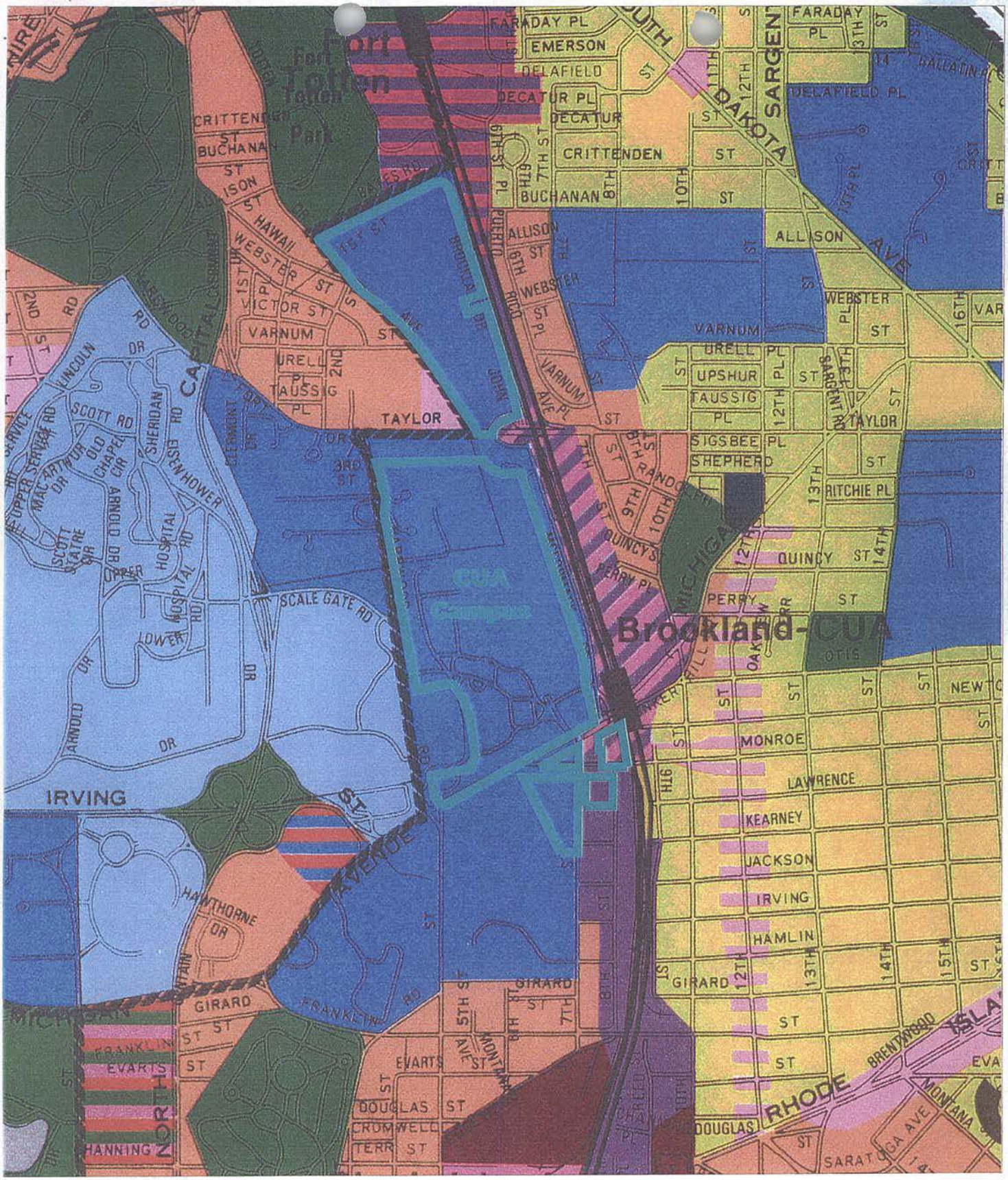
The Office of Planning (OP) recommends that the following additional information be provided for consideration by the Commission:

- A historic preservation element to give guidance for the preservation of historic buildings and spaces on campus.
- A procedure included in the plan for identifying and protecting archeological resources on campus.
- A comprehensive environmental plan for the campus.

Once this additional information is provided, the Office of Planning will prepare a supplemental report to analyze the new information and provide a recommendation. In addition, a condition should be included in the approval to assure that the buildings on the south campus will not be demolished or change use until an approved use is established through a campus plan amendment.

ATTACHMENTS:

1. Comprehensive Plan Map
2. Aerial Photo
3. Urban Forestry Administration Report
4. DC Fire Marshal Report
5. DCWASA Report



Generalized Land Use Key

- Residential Low Density
- Residential Moderate Density
- Residential Medium Density
- Residential High Density
- Water
- Commercial Low Density
- Commercial Moderate Density
- Commercial Medium Density
- Commercial Med.-high Density
- Commercial High Density
- Federal
- Institutional
- Local Public
- Parks, Recreation and Open Space
- Production and Technical Employment

Comprehensive Plan General Landuse

N

Scale 1:14400

1200 0 1200 Feet

DC Office of Planning
September 5, 2002

Attachment 1



Zoning Commission
Case No. #02-20

Scale 1:10632

N 500 0 500 Feet

DC Office of Planning
September 16, 2002

Attachment 2

DAVID

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DISTRICT DEPARTMENT OF TRANSPORTATION
URBAN FORESTRY ADMINISTRATION
1105 O STREET, S.E.
WASHINGTON, D.C. 20003



REPLY TO:
(202) 727-5514

MEMORANDUM

To: Andrew Altman, Director
Office of Planning, DDOT

From: William Beck WB
Supervisory Horticulturist

Re: Review Comments for ZC Case No. 02-20
Catholic University of America Campus Plan

Date: July 10, 2002

Any streetscape plans that involve the removal of existing street trees and/or the planting of new street trees will have to be reviewed by the Urban Forestry Administration for approval.

The following list represents streets abutting Catholic University properties and the designated street tree for each street:

Michigan Avenue – Willow Oak
Taylor Street – Willow Oak
John McCormack Road – Red Maple
Hawaii Avenue – Willow Oak
Harewood Road – Red Maple

If these streets have utility lines on one side of the street, a smaller tree will be designated for planting under the utility lines.

If I can be of further assistance, please call me at 202-727-5514.

Thank you.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
FIRE AND EMERGENCY MEDICAL SERVICES DEPARTMENT
WASHINGTON, D.C. 20001

MEMORANDUM

TO: Andrew Altman
Director
Office of Planning

FROM: Bruce Cowan BC
Fire Marshal

DATE: July 18, 2002

SUBJECT: ZC Case No. 02-20 - Catholic University of America Campus Plan

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The D.C. Fire and EMS Department has reviewed the campus plan and the following comments are submitted.

The Fire and EMS Department agrees to the approval of this plan if the applicant provides an automatic fire sprinkler system in all new buildings, major renovations and additions to residential buildings. Additionally, any building of a residential use group shall install residential fire sprinklers inside each dwelling unit.

If you have any questions concerning this review, please contact Lieutenant William G. Guffey of my staff. He may be reached at 727-1614.

DISTRICT OF COLUMBIA WATER AND SEWER AUTHORITY
5000 OVERLOOK AVENUE, S.W., WASHINGTON, D.C. 20032

MEMORANDUM

August 26, 2002

TO: Andrew Altman, Director
Office of Planning

FROM: James J. Shabelski, Supervisor
Water and Sewer Design Section, WASA

SUBJECT: ZC Case No. 02-20 – Catholic University of America Campus Plan

The District of Columbia Water and Sewer Authority (DC WASA) has reviewed the information for the above referenced project. Before the consultants initiate a building design, WASA will have to carefully review the hydraulic loading that will be placed on the water mains, storm and sanitary sewers from each new building. Therefore, DC WASA will require the following:

- Total project area in square feet or acres.
- 15-year peak flow for post development condition.
- Proposed locations of the storm/sanitary sewers, and water lines connection.
- Future average and maximum daily water demand.
- Future average and maximum daily wastewater discharge from the new buildings.
- Water flow requirements for fire protection will be needed to evaluate impact of the new development on the water system.

If you have any question, please feel free to call me on (202) 787-2379 or please send an e-mail to jshabels@dcwasa.com.