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December 20, 2002

David J. McGettigan, AICP
Development Review Specialist
Office of Planning
801 North Capitol Street, N.E.
Washington,, DC 20002

Re: Catholic University of America ("the University" or "CUA")
Campus Plan, 2002
Zoning Commission Case #02-20

Dear Mr. McGettigan:

We appreciated your letter dated November 20, 2002, as well as the follow-up discussion in our meeting on December 6, 2002. The purpose of this letter is to respond to your letter in detail with a view toward resolving any outstanding issues at least one month prior to our hearing on February 20, 2003. The questions/issues outlined in your letter are indicated in bold type in this letter.

Historic Preservation

1. **Consolidate information relating to the history of the University and the buildings and identified archaeological sites on the campus in a central location;**

2. **Consolidate information relating to the history of the University and the buildings and identified archaeological sites on the campus in a central location;**

3. **Develop, in consultation with Tim Dennee of the HPO, an appropriate survey form to be used for the survey of buildings on the campus 50 years old or older and identified archaeological sites;**

4. **Complete, under appropriate professional supervision, a survey of buildings on the campus that are 50 years old or older and identified archaeological sites;**

5. **Share the survey information with the HPO; and,**

ZONING COMMISSION
District of Columbia
Case 02-20
Exhibit 54

ZONING COMMISSION
District of Columbia
CASE NO.02-20
EXHIBIT NO.54

6. Develop an element of the campus plan agreed addressing overall historic structures approach.

The University has agreed to the overall approach to historic preservation as outlined above. As a result of discussions among you, Tim Dennee of the Historic Preservation Office (HPO), and Andi Adams, on behalf of the University, the University has agreed to consolidate and enhance the available information about its above and below-grade historic resources as outlined in items 1 through 3 above. That information will be shared with the HPO as noted in item 4 above. Further, the University has agreed to work with the staff of the HPO to develop a historic preservation policy that addresses those buildings that are significant to the University's past. This policy can be used as a planning tool as the University moves forward into the twenty-first century.

The University understands that as the result of agreeing to undertake these efforts, it will be able to proceed with the planned demolition of Salve Regina and Saint Bonaventure Halls. Prior to demolition, the University will document the buildings through black and white photographs of the exteriors and any architecturally interesting interior spaces. Further, the University will produce simple dimensioned floor plans of the buildings before their demolitions. The University also will work with Mr. Dennee (or the appropriate staff person at the HPO) to determine the future of the Maintenance Building. In the event that the history of that building, and a site visit to determine its condition, indicate that the Maintenance Building is of such significance that efforts should be made to retain it, the University will work with Mr. Dennee to accomplish that goal while not preventing the construction of the academic building on or near that site proposed in the Campus Plan. If retention of the Maintenance Building ultimately proves infeasible, that structure will be recorded in the same manner as Salve Regina and St. Bonaventure Halls and its demolition will be allowed. The University further understands that it must review the historic preservation implications of any project at O'Boyle and Marist Halls, including the Marist Annex, at the time as it proceeds with such projects and that the inclusion of the option to demolish those buildings in this Campus Plan neither allows nor precludes their demolition.

Housing

1. The approximate headcount of the campus plan maximum enrollment of 7,500 FTE.

We would estimate a headcount of approximately 11,400 in connection with an FTE of 7,500. We must note however, that most of the increase in headcount would be related to the addition of commuting students. CUA anticipates that the predominant growth that would occur over the next decade is in the part-time graduate program. As we discussed at the meeting, the undergraduate population is heavily dependent upon financial aid. In order to attract students, CUA must offer aid to all of the students who qualify. For that reason, any dramatic increase in the undergraduate population is highly unlikely since the financial aid available for use by CUA simply cannot support such a rapid increase.

2. The number of beds represented by 450,000 square feet of new dormitory construction provided for in the plan, plus the number of beds associated with the conversion of 134,039 square feet of academic space to residential space.

The 450,000 square feet of new dormitory construction actually includes the conversion of 134,039 square feet of academic space to residential space. The total amount of 450,000 square feet would result in approximately 1,000 additional beds.

3. The University's plan for housing its undergraduate and graduate students on-campus when enrollment growth occurs.

As discussed in the answer to question No. 1, above, CUA expects that most of the students associated with any increase in headcount will be commuters who are part time graduate students. CUA will continue to require that 100 percent of the traditional, full-time undergraduate, non-commuter freshmen and sophomores live on campus. CUA does not expect any large increase in undergraduate enrollment due to the financial aid constraints discussed herein. Nonetheless, given the current surplus of 70 beds, and the continuing availability of empty beds for use as "swing space" while dormitories are renovated, CUA anticipates that there will always be available beds to address the size of any entering freshman class.

Most of the graduate students at CUA have no need for on-campus housing. Some, however, desire on-campus housing and it will continue to be available for them to the extent that beds remain available after all the freshmen and sophomores are accommodated. Because CUA just constructed two large new dormitories containing a total of 348 beds and, in light of the current 70 bed surplus, the University cannot consider building any additional beds before they are needed. If housing does not operate

at a level of approximately 96 percent occupancy, it will drain the University's financial resources. Building housing before it is needed is simply not an option, particularly since CUA has demonstrated that it can accommodate any unanticipated increase in enrollment.

4. **An indication of where concentrations of students are in surrounding neighborhoods and how many students are living in the neighborhoods adjoining the University.**

As we discussed at our recent meeting, the Unversity has compiled detailed zip code information indicating where its students live. The University has devoted considerable resources to ensuring the accuracy of its information regarding student addresses. For that reason, we consider this information highly reliable. The zip code information that we submitted to you at the meeting reveals that students are distributed evenly throughout the Washington Metropolitan region. More CUA students live in Virginia and Maryland than in the District of Columbia, as set forth below:

817 students reside in D.C.
1,115 students reside in Maryland
869 students reside in Virginia

The students who live in the District of Columbia are distributed throughout the city. Of the 2,801 undergraduate students, only 189 reside in Brookland. Several reside in AU Park, Georgetown, Adams Morgan, Capitol Hill and Foggy Bottom, as set forth in the chart below:

189 students reside in Brookland
49 students reside in AU Park
57 students reside in Georgetown
72 students reside in Adams Morgan
102 students reside in Capitol Hill
27 students reside in Foggy Bottom

This data demonstrates that there is not an over-concentration of students in the immediate vicinity of the University.

The location of the Brookland Metro station immediately adjacent to campus has greatly enhanced the ability of students to locate affordable housing throughout the

Metropolitan region. A careful study of where students reside in Maryland, for example, demonstrates that the apartment buildings located near the Silver Spring Metro station attract a large number of CUA students.

5. **How many students are accommodated in the nearby apartment complexes? How many residents are not students?**

The two major apartment complexes near the University are The Heights and The Cloisters. CUA estimates that approximately 65 students live in The Heights, an apartment complex that contains 370 units. Approximately 65 students live in The Cloisters, a complex that contains 352 units. It should be noted that both the Heights and The Cloisters are a considerable walk from the Brookland Metro station, somewhat reducing their appeal when compared to large renovated apartment buildings in Silver Spring located adjacent to the Metro station. After considering these two apartment complexes, there are only approximately 60 students left residing in other areas of Brookland.

6. **How much of an increase in student enrollment needs to be absorbed by this off-campus housing before the University will build more on-campus housing.**

As demonstrated by the answer to paragraph 4 above, CUA students tend to be evenly distributed throughout the Washington Metropolitan region. We do not anticipate that any single neighborhood will encounter an over-concentration of CUA students before the University will build more on-campus housing. In the event that there is a need for on-campus housing as demonstrated by a diminishing surplus of beds and an increased demand for undergraduate housing, the University has set aside ample space in the plan for new dormitory construction.

7. **What plans does the University have to make existing housing more competitive (i.e. attractive to students) and when will they be implemented?**

The single most important step that the University has taken to increase the appeal of its housing is the construction of the Pryzbyla Student Center on campus. Prior to the construction of the Pryzbyla Center, the University lacked a single unified on-campus student center. CUA believes that the large and well-designed Pryzbyla Center will function as a magnet for students and will greatly increase the appeal of on-campus

living. In addition, the University has undertaken many steps that involve upgrading existing student housing. The University is engaged in an extensive plan to install sprinklers and otherwise renovate existing student housing. In addition, a wellness center will be added to the North Dining Hall when some of the uses in that building are shifted to the Pryzbyla Center. Further, a patio/picnic area has been added to the south campus enhancing the appeal of that area.

In her detailed response to this question in the letter dated August 26, Susan Pervi, Vice President for Student Life, described the numerous amenities and benefits associated with living on campus that already exist. All campus residences include in the comprehensive fee, and at no extra costs, living quarters, use of all study rooms, lounges, computer labs, multi-purpose rooms, bicycle and other storage areas; and special services such as local telephone, cable TV, fiber-optic computer connections, campus network and internet access, on-site copying/fax/office support; recreational and other student program activity space. The on-campus living fee also supports the value-added conveniences and safety features traditional undergraduate students and their families appreciate. These include live-in professionals and peer-level assistance; residences near the library; worship; additional student activity facilities; a 24-hour central computer center facility and ATM machines co-located within the 24-hour Department of Public Safety Building.

In summary, CUA has taken all necessary and appropriate steps to ensure that its existing housing stock remains competitive.

Environmental Issues

In recognition of CUA's history of incorporating environmentally sustainable practices into the life of the campus, the University has been recognized as one of only 56 "Green Partners" by the Environmental Protection Agency. As noted in a letter dated August 26, 2002, to the Office of Planning from Susan Pervi, Vice President of Student Life, CUA has a long history of implementing practices to conserve energy, including window and boiler replacements, improved heating and cooling monitoring, reduction of stack emissions, lighting retrofitting and other initiatives. In addition to conserving energy it has allowed the University to use the savings in energy costs to purchase about 12% of its electricity from a wind farm.

CUA has not only considered using alternative fuel vehicles for its campus fleet, it has reduced the number of fleet vehicles by using bicycles for their security force and

reorganizing maintenance activities to reduce the number of vehicle trips by maintenance crews.

As stated in the Guiding Principles of the Campus Plan document (page 42), CUA intends to continue its commitment to the environment and to the aesthetics of the campus. The relevant Guiding Principles include:

- Locate new buildings and landscape to define or enhance open spaces and campus edges and entrances.
- Create and enhance memorable open spaces.
- Recognize and protect the natural topography of the campus.
- Protect and enhance the 'Spiritual' places on campus.
- Encourage sustainable practices in campus development.

Storm water management and tree preservation

Storm water management facilities, erosion and sediment control measures and other environmental impact mitigation requirements will be designed and constructed following local and federal requirements for each project as it is being designed. Given the abundance of open space, the low proposed FAR and the move towards removal of impervious surfaces, introduction of new SWM facilities, where required, can most certainly be readily accommodated. As an example, the Pryzbyla Center, currently under construction, was not required to provide a storm water management facility because no net gain in impervious surfaces is being realized with the new construction due to demolition of existing buildings and pavement. The Campus Plan promotes the construction of future buildings on sites that are currently occupied by buildings or parking. As noted previously, Campus Plan 2002 proposes the removal of significant amounts of surface parking, including the approximately 250 car parking lot in the heart of campus, north of McMahon Hall. With the implementation of the proposed Campus Plan approximately 2.3 acres of impervious surface would be replaced with green space. This action, in and of itself, will assist the University in meeting requirements for storm water management for new projects as they are constructed. In most instances new building construction is proposed for areas of the campus that are already occupied by parking and/or buildings.

The most recent building projects on campus, the Millennium Residence Halls and the Pryzbyla Center, were carefully sited to preserve existing trees and create or enhance the campus pattern of open spaces. Campus Plan 2002 goes further toward tree preservation than the current campus plan by not proposing building in the northern most area of campus. In addition, proposed buildings in Campus Plan 2002, such as building E, were carefully located to avoid areas of existing trees, recognizing the aesthetic and environmental benefits of tree preservation.

New landscaping and landscape maintenance

CUA is fortunate to have a significant endowment earmarked specifically for new landscape plantings and maintenance of existing planting. This has allowed the University to continue to enhance its abundant open space with new trees, shrubs, perennials, seating areas and other site amenities to serve the campus and community.

CUA is currently illustrating its commitment to continue to "green" the campus with the planting of over 50 new trees around the Pryzbyla Center.

Campus Plan 2002 also illustrates a significant amount of shade tree planting within new surface parking areas and quadrangles, as well as along the existing streets and walkways of campus. The Campus Plan also describes enhancing the perimeter of campus and campus entrances with new streetscape.

Implementation of the proposals included in Campus Plan 2002 will result in positive environmental impacts to the campus and the community. Key green spaces will continue to be important elements of the significant network of open spaces already found on campus, including St. Thomas Hill, the Mall, the quadrangle formed between the Law school and the new University Center, and the wooded area on the northern edge of the main campus.

Conclusion

We look forward to your thoughts on the information set forth herein. We believe that we have addressed all of your questions and issues in a comprehensive manner. We look forward to a complete resolution of any remaining issues by January 20, 2003, well in advance of the hearing on February 20, 2002.

Very truly yours,

Allison C. Prince

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