The Catholic University of America
Washington, D.C.

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Campus Plan 2002
as amended September 2004



ZONING COMMISSION
District of Columbia
Case 04-25
Exhibit 3

April 2002 with amendments
through September 2004

ZONING COMMISSION
District of Columbia
CASE NO.04-25
EXHIBIT NO.3

THE CATHOLIC UNIVERSITY OF AMERICA

equal opportunity institution

CAMPUS PLAN 2002
As amended September 2004

The Catholic University of America
2002 Campus Master Plan
As amended September 2004

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1.0 INTRODUCTION TO THE AMENDED 2002 CAMPUS PLAN

CUA recently acquired a 49 acre parcel directly to the west of the main campus. The site is bounded by North Capitol Street to the west, Irving Street to the southwest, Michigan Avenue to the south, Harewood Road, N.E. to the east, and the Pope John Paul II Cultural Center to the north.

This amended Campus Plan incorporates the newly acquired property into the 2002 Campus Plan and delineates the proposed uses of the property. The University is in the process of conducting a thorough exam of its short and long-term needs. Once that study is complete, CUA will further amend the 2002 Campus Plan. CUA now proposes that the west campus be improved with a pavilion for outdoor performances and event field, an unpaved cross-country track, an environmental research area, two areas of spiritual repose, a maintenance, truck and material storage structure and temporary housing units.

Certain changes to the 2002 Plan are required as a result of this amendment. The changes are underlined herein.

1.1 Statement of CUA History and Mission [1]

The Bishops of the United States founded The Catholic University of America as a center for graduate study to prepare leaders for the Church and the nation. On Easter Sunday, April 10, 1887, Pope Leo XIII issued to James Cardinal Gibbons of Baltimore a letter of approval that placed the University "under the authority and protection of all the bishops of the country."[2] Through its ecclesiastical faculties and its mission to promote scholarship and research within the context of Catholic intellectual life, the University maintains a relationship to the Holy See and the American Episcopacy that is unique among American institutions of higher education.

Since admitting the first graduate students in 1889 and the first undergraduates in 1904, The Catholic University of America has forged a solid educational tradition. The Catholic University of America was one of the earliest universities in the United States and the first Catholic university to offer the doctorate, awarding its first two in 1895. In 1900, the University joined twelve other doctoral-granting universities to form the Association of American Universities (AAU).

Today, The Catholic University of America maintains its commitment to graduate education and strives with renewed effort to be an international center of scholarship, where the pursuit of human knowledge is carried out in the best tradition of Catholic intellectual life. In addition to doctoral and other graduate and professional programs, the University continues to provide an undergraduate education that is grounded in the liberal arts, with a firm foundation in philosophy and religion. The University's capacity to use its graduate focus, scholarly and professional resources and distinctive identity to provide an education and create a collegiate culture, which are truly excellent, constitutes a hallmark of its commitment to undergraduate students.

As it did at its founding, The Catholic University of America focuses on meeting the educational needs of its time. The University is well suited to meet its research, teaching and service challenges by reason of its commitment to scholarship, the competencies of its faculty, the wide arc of its Catholic tradition, and its location in the capital of the free world.

1. The Catholic University of America, "A Strategic Plan for The Catholic University of America" and "The Mission of The Catholic University of America."

2 Pope Leo XIII, *Quod in novissimo conventu*, April 10, 1887.

The Mission Statement of The Catholic University of America

AIMS OF THE UNIVERSITY

The Catholic University of America is a community of scholars, both faculty and students, set apart to discover, preserve, and impart the truth in all forms, with particular reference to the needs and opportunities of the nation. As a university, it is essentially a free and autonomous center of study and an agency serving the needs of human society. It welcomes the collaboration of all scholars of good will who, through the process of study and reflection, contribute to these aims in an atmosphere of academic competence where freedom is fostered and where the only constraint upon truth is truth itself.

As a Catholic university, it desires to cultivate and impart an understanding of the Christian faith within the context of all forms of human inquiry and values. It seeks to assure, in an institutional manner, the proper intellectual and academic witness to Christian inspiration in individuals and in the community, and to provide a place for continuing reflection, in the light of Christian faith, upon the growing treasure of human knowledge.

As a member of the American academic community, it accepts the standards and procedures of American institutions and seeks to achieve distinction within the academic world.

Faithful to the Christian message as it comes through the Church and faithful to its own national traditions, The Catholic University of America has unique responsibilities to be of service to Christian thought and education in the Catholic community as well as to serve the nation and the world.

GOALS OF THE UNIVERSITY

The Catholic University of America was founded in the name of the Catholic Church in the United States by Pope Leo XIII and the bishops of this country as a national institution of learning. Given its origins and the historic role of its ecclesiastical faculties, this university has a responsibility to

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the Church in the United States that is special to it: it is called to be an intellectual center of the highest quality, where the relation between revealed truth and human truth can be examined in depth and with authority. It seeks, moreover, to do this in the light of the American experience. It is for this reason that from its inception the university has enjoyed a unique relationship with the Holy See and the entire Catholic community.

Established as a center for graduate study, The Catholic University of America has evolved into a modern American university, committed not only to graduate, but also to undergraduate and professional education and to the cultivation of the arts. At every level, the university is dedicated to the advancement of learning and particularly to the development of knowledge in the light of Christian revelation, convinced that faith is consistent with reason and that theology and other religious studies themselves profit from the broader context of critical inquiry, experimentation, and reflection.

The university aims at achieving and maintaining in higher education a leading place among Catholic and other privately endowed, research-oriented institutions of comparable size, purpose, and tradition. In particular, it seeks to maintain a position of special excellence in the fields of theology, philosophy, and canon law.

The Catholic University of America gives primacy to scholarship and scientific research and to the training of future scholars through its graduate programs, not only in order to advance scientific work but because it recognizes that undergraduate and professional education of high quality also demands the presence of a faculty that combines teaching and professional activity with fundamental scholarship.

The university seeks the advancement of knowledge within a context of liberal studies, a context that reflects both its concern for the whole person and the distinctive wisdom to which it is heir as a Catholic institution. This dimension of learning is reflected particularly in its undergraduate programs where religious studies and philosophy are regarded as integral to curricula that include requirements in the arts and humanities, language and literature, and the natural and social sciences. Through its professional programs, the university seeks to educate men and women who can represent their respective professions with distinction and who are formed by the learning and values inherent in its academic and Catholic traditions.

In selecting disciplines or fields of specialization to be supported at an advanced level of study and research, the university accords priority to religious and philosophical studies and to those programs which advance the Catholic tradition of humanistic learning and which serve the contemporary and future needs of society, and the Church. In supporting particular programs the university takes into account the present and potential quality of programs, making an effort to maintain present academic strengths, especially when these are not represented elsewhere.

The university recognizes that its distinctive character ultimately depends on the intellectual and moral quality of its members. To create an environment that is intellectually stimulating and characterized by the generosity and mutual support required for collegial life and personal growth, the university seeks men and women who are not only professionally competent but who can contribute to its Catholic, moral, and cultural milieu. The university seeks to preserve its tradition of

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collegial governance, fostering a climate within which all members of the university community have sufficient opportunities to influence deliberation and choice.

Though a research and teaching institution, the university recognizes that it is part of a larger community to which it has certain obligations consistent with its character. Its presence in the nation's capital and its unique relationship with the Catholic Church in America provide it with opportunities for influencing the resolution of the crucial issues of our time. In providing information and criteria by which public policy is shaped and measured, the university seeks to be of special service to the nation. Similarly, it seeks to be of service to the Church, not only through the preparation of clergy and other leaders for specific roles in the Church, but through factual investigations and discussions of principles which influence policy. Thus, in dialogue and cooperation with contemporary society, The Catholic University of America sees itself as faithful to the challenge proposed by the Second Vatican Council for institutions of higher learning, namely to put forth every effort so that " the Christian mind may achieve...a public, persistent, and universal presence in the whole enterprise of advancing higher culture" *(Gravissimum educationis, n.10).*

1.2 Academic Program Offerings

The Catholic University of America is accredited by the Middle States Association of Colleges and Schools. The University, a founding member and the only Catholic member of the Association of American Universities, currently has ten (10) schools and Metropolitan College. The schools are: School of Canon Law, School of Theology and Religious Studies, School of Philosophy, Columbus School of Law, School of Arts and Sciences, School of Engineering, National Catholic School of Social Service, School of Nursing, Benjamin T. Rome School of Music, School of Library and Information Science, and the School of Architecture and Planning. The schools offer Doctor of Philosophy degrees or appropriate professional degrees.

Undergraduate degrees are awarded by six (6) schools-philosophy, arts and sciences, engineering, nursing, music, and architecture and planning. Undergraduates combine a liberal arts curriculum in arts and sciences with courses in their major fields of study.

Metropolitan College provides programs for adults who wish to earn baccalaureate degrees or participate in continuing education and certificate programs.

The Catholic University of America is the only American university with ecclesiastical faculties granting canonical degrees in theology, philosophy and canon law.

Campus research centers and facilities currently include: *Center for Advanced Training in Cell and Molecular Biology, Center for Advancement of Catholic Education, Center for Irish Studies, Center for Medieval and Byzantine Studies, Center for Pastoral Studies, Center for the Study of Culture and Values, Center for the Study of Early Christianity, Center for Ward Method Studies, Division of Musical Arts, Homecare and Telerehabilitation Technology Center, Institute for Biomolecular Studies, Institute for Christian Oriental Research, Institute for Communications Law Studies,*

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Institute for Social Justice, Latin American Center for Graduate Studies in Music, Life Cycle Institute, and the Vitreous State Laboratory.

1.3 Service to the Community

The Catholic University of America (CUA) is a proud community of research, teaching, learning and service. One source of pride has become a welcomed tradition-the over 40,000 hours of service to the District of Columbia provided by individuals of the University community each year. Outreach projects and programs, large and small, are encouraged institution- wide as an integral part of the University mission and vision. A sample report and selection of articles highlighting recent service activities is included as Appendix IV.

The University actively develops partnerships, especially those that contribute effectively to the lifelong education of citizens, our community's youth and adult learners. For example, a partnership between Community Preservation and Development Corporation and Metropolitan College focuses on quality Career Enhancement Programs for the Edgewood Terrace Community. Program goals include helping adult learners develop skills to secure employment, successfully attend college, and complete certificate or bachelor degrees.

CUA operates the area's leading legal services clinics focused on reducing domestic violence and providing advocacy for the elderly. Similarly, the University has recently received an initial three-year grant to help CUA improve mental health care for children and adolescents. The grant will help fund faculty salaries and curriculum development for a new master's degree and certificate program in child and adolescent mental health care. The grant and program will also help support a new clinic in the Brookland area of the District of Columbia, where CUA students will assist faculty in providing mental health services for children.

Institutional commitment to service, however, extends beyond the traditional outreach projects and programs. As a national institution committed to a strong local presence, CUA looks to its assets-a strong campus environment of ~~144~~193 acres with a core of dedicated faculty and staff to influence local, regional and national issues of concern.

CUA maintains integrated emergency prevention, preparedness and response plans for potential threats or acts of man and nature. The tragic events of September 11, 2001 prompted a formal review of our plans and implementation measures to ensure our internal preparations and responses remain thorough and sound.

The University has taken a leadership role in urging continuous improvement of consortium, local and federal agency coordination and communication for emergency prevention, preparedness and response. While CUA has long-established, collaborative relationships with the D.C. Metropolitan Police Department, D.C. Fire Department and other district agencies, institutional management at many levels actively seek opportunities to expand collaborative partnerships to benefit the broader community.

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CUA has emergency evacuation agreements with neighboring schools and institutions. The University is working with the D.C. Department of Health, through the National Pharmaceutical Stockpile Program, to provide an appropriate facility for the dispensing of medication in the event of an emergency. CUA has been formally recognized by regulatory agencies for its exemplary safety and compliance programs, especially regarding the Environmental Health and Safety oversight for handling research materials.

To address the national problem of alcohol abuse at the local campus level, CUA has provided the leadership in the metropolitan area for the development and enhancement of a Campus Alcohol Reduction Effort (CARE Program). CUA has pulled together the D.C. Metropolitan Police Department, the Alcohol Beverage Regulatory Administration, and the other residential universities in the District of Columbia to work together to reduce abusive and underage drinking.

~~Currently, CUA is the only university in Washington, D.C. with~~also has a formal, model "Disciplined Properties Policy" developed to more effectively exercise disciplinary jurisdiction over students living off-campus.

CUA, responding to a request from an ANC-5A commissioner several years ago, developed a Memorandum of Understanding and testified at a formal hearing on behalf of the Brookland community to establish reasonable alcohol service restrictions for a local establishment. CUA also led the successful sanctioning against a district-based bar recruiting underage university students from area campuses, and the effort to prevent other establishments from doing the same. Area college students were being offered lucrative fees in exchange for filling bars with underage patrons.

Additional information regarding the CARE Program and off-campus living initiatives are included in Appendix V and VI.

University management seeks, as a priority, the preservation of a pleasant campus, where formal teaching, learning and research, as well as co-curricular activities, thrive in a setting promoting responsible environmental stewardship. Students, faculty and staff work together in the CUA Environmental Awareness Initiative. The University has been partnering with a district-based certified and disadvantaged minority vendor for years, who is also participating in this collaborative program. In December 2001, the National Wildlife Foundation released a report ranking 891 colleges on their commitment to the environment. The Catholic University of America was identified as a leader in recycling and energy conservation.

The Brookland-CUA Neighborhood Improvement Partnership is an alliance that brings together neighborhood and university members whose interests and talents are focused on beautifying public spaces, improving area signage, and providing other pleasant, visible elements to reinforce neighborhood identity.

Consistent with the current ~~c~~Campus ~~p~~Plan and long-range planning initiatives, the University has been relocating student residences, small and large, from the south campus to the main campus area. CUA has a long-standing, special arrangement with Garden Resources of Washington (GROW) for the use of the cleared and clean south campus properties to cultivate plants for

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neighborhood beautification, to grow fresh vegetables for the community and a local food bank, and to support the popular neighborhood hobby of gardening in a community-building setting. The University is pleased to support this enduring initiative.

The generous support of a CUA alumnus from the class of 1925, Edward J. Pryzbyla, has provided the University with an opportunity to plant over 300 additional trees on campus during the period of the current eCampus pPlan. Matched with additional outdoor seating and attention to places of rest, the campus strives to be a more pleasant place to reflect, stroll and relax for students, faculty, staff and guests, such as our neighborhood senior citizens.

An integrated transportation management program for the safe and secure movement and accommodation of human and material resources is essential to serve our campus and neighborhood as a responsible environmental presence. CUA has an aggressive, integrated transportation management program to address on-going needs and concerns. A summary of the program is included as Appendix II.

1.4 Economic Contributions

The Catholic University of America is a local employer, user of local goods and services, and a major contributor to the local economy. Various estimates have been made to calculate the economic impact to the local economy made by the University and as a result of student spending.

According to a study completed for fiscal year May 1, 2000-April 30, 2001, the University provides approximately $17.6 million per year in salaries, wages and fringe benefits to employees residing in the District of Columbia. Expenditures of goods and services totals $11.5 million per year, with capital expenditures totaling an additional $17.7 million to district-based businesses. An additional $2.0 million in taxes for expenditures and for income taxes is paid to the District of Columbia.

Financial aid to help students residing in the District of Columbia pay for the cost of attendance at the University totals $10.5 million. As a research institution, the University generates approximately $15.5 million in direct funds to the local area for sponsored research and millions of dollars in local spending by students and summer conference attendees.

As the University conducts its daily business, it seeks to continue to employ and contract with District-based individuals and organizations. To encourage local employment opportunities, University positions have been promoted through 130 local agencies, and for years, have been listed with the D.C. Department of Employment Services. The University participates in local job fairs to encourage D.C. residents to apply for university positions. CUA undertakes a variety of special recruitment efforts to hire disadvantaged and unemployed District residents and persons with disabilities.

The University works with the Arc of D.C. and other community-based organizations to hire, train and retain persons with mental retardation and developmental disabilities in the workforce. Youth, a golden age club program for retirees, and other special employment initiatives are part of an on-

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going, integrated recruitment and retention program. CUA has been recognized for its efforts in local recruiting by the D.C. Department of Human Services, the Mayor's Committee on Handicapped Individuals, Job Corps Centers and other agencies.

The construction and renovation of facilities creates an opportunity for purchased services, goods and supplies, as well as on-going purchase needs once facility construction work is completed. The District also receives substantial economic benefit from debt service paid to the District and from local capital expenditures for construction and equipment. CUA continues to actively pursue and secure local certified small and disadvantaged business participation.

2.0. CAMPUS PLAN OVERVIEW

2.1 Campus Development History

The Catholic University of America Master Plan 1975-2000 was approved by the Board of Zoning Adjustment on October 6, 1975 in BZA Order No. 12002 for a 15 year term. In BZA Order No. 12308, dated April 13, 1977, the Board amended the plan to exclude the Varnum Campus and to approve certain interim uses for that campus. In BZA Order No. 13639, dated April 14, 1982, the Board approved an amendment to the plan that allowed for the use of three floors of an existing building as administrative offices for the President of the University. In BZA Order No. 14082, dated April 19, 1984, the plan was amended to change certain existing uses. Further in that order the Board approved the construction of the athletic facility and a laboratory and classroom building for science and research activities. The Board approved the construction of eight low-rise dormitory buildings in BZA Order No. 14582, dated April 22, 1987.

The ~~most recent campus plan (1992-2002), pursuant to which the~~Catholic University ~~now operates,~~of America Master Plan 1992-2002 was approved by BZA Order No. 15382, dated May 22, 1992, for a period of ten years. This plan authorized construction of several buildings and indicated the phase-out of certain others. BZA Order No. 15382 allowed for a maximum enrollment of 7,500 full-time equivalent (FTE) students, projected to be distributed as 3,770 undergraduate FTEs and 3,730 graduate FTE students. The maximum number of regular faculty and staff was projected at 1,710. A maximum of 1,939 parking spaces were to be provided on campus over the ten-year period of the plan to meet projected maximum campus population, with a maximum FAR of 0.49 or gross floor area of 2,884,922 square feet was permitted.

In conjunction with the 1992 campus plan approval, another BZA application, Application No. 15389, was approved at the same time. This further processing case approved the construction of the new law school facility for the Columbus School of Law. BZA Order No. 15389 allowed for construction, on the northeastern portion of the campus, of a structure of 170,000 gross square feet and 100,000 net square feet, consisting of four stories and a height of eighty-five feet. This structure was eventually built to include a below-grade parking garage to accommodate up to 560 vehicles, serving the law school and open to use by the entire campus community. The

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Columbus School of Law currently accommodates approximately 1,000 students and 100 faculty and staff.

There ~~have been a series of other~~were several further processing cases ~~since~~approved under the ~~approval of the last campus plan~~1992-2002 Plan. BZA Order No. 15922, dated April 15, 1994, was approved to allow the construction of new grounds maintenance and storage facilities near the intersection of Taylor Street and John McCormack Road, N.E. Pursuant to BZA Order No. 16316, dated January 22, 1999, the University was permitted to modify the approved plans for an addition to the North Dining Hall, and to construct a small storage facility. CUA obtained permission to place temporary manufactured housing units on the campus pursuant to BZA Order No. 16482, dated August 3, 1999. BZA Order No. 16534, dated February 9, 2000, granted the University permission to construct two new dormitories. These dormitories were occupied beginning Fall 2001. ~~Most recently,~~In BZA Order No. 16613, dated December 8, 2000, the University ~~has~~ obtained BZA approval to construct a university center to provide a central meeting and activities place for students, faculty and staff. The Edward J. Pryzbyla University Center ~~was approved,~~opened for student and ~~is under construction, pursuant to BZA Order No. 16613, dated December 8, 2000.~~administrative use in 2003.

The most recent Campus Plan, 2003-2012, pursuant to which the University now operates, was approved by Zoning Commission Order No. 02-20, dated May 23, 2003, for a period of ten years. This plan is a limited update of the 1992 Campus Plan, and proposed no change to enrollment cap of 7,500 FTE students or the faculty and staff cap of 1,710 approved in connection with the 1992 Plan. Further, the Plan did not change the approved boundaries of the CUA Campus Plan. The Plan authorized limited new construction and the phase-out of 165,846 square feet of existing building area. The Zoning Commission Order also set forth a maximum density of 0.44 FAR, well below the 1.8 FAR prescribed for the R-5-B Zone District and below the density of 0.49 approved by the BZA in the previous campus plan.

There has been one further processing case since the approval of the last campus plan. In Zoning Commission Order 04-10, CUA obtained permission to maintain the temporary housing units situated in the center of campus, immediately west of the Centennial Village, for an additional five years.

Each of these BZA cases was non-controversial. Historically, local citizens have supported campus-plan related actions.

2.2 Campus Plan Process

The campus planning process for Campus Plan 2002 was consistent with past practices and successes. To update the formal plan, a comprehensive analysis of existing facility and environmental conditions was conducted in conjunction with a review of the overall institutional strategic planning priorities.

Campus Plan 2002 is focused on an update of the core campus, the main and Athletic Complex areas. It includes proposed replacement facilities on the main campus for the remaining south

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campus area buildings expected to reach the end of their useful life by 2012. The south campus area and other adjacent properties are to be more fully addressed through a separate planning process when the appropriate partnerships and resources become available, and the requirements for more extensive reviews with neighboring communities and local agencies can be fulfilled.

The concept of phasing out the traditional dormitory housing located on the south campus was set forth, and subsequently endorsed, in the 1992 Campus Plan. The phase-out remains a long-term institutional planning objective due to the continued complications with the separation of the south campus area from the main campus by Michigan Avenue. Any future development proposed for the south campus will first require extensive analyses that cannot be undertaken until the existing student housing can be relocated. For this reason and to accommodate the current use for student housing, the south campus remains within the boundaries of Campus Plan 2002. Any future redevelopment of the south campus will proceed through required zoning approvals.

Concurrent with the internal assessments and technical analyses, a community input plan was identified. The ~~current~~ 1992 cCampus pPlan, approved by the District of Columbia on May 22, 1992 for a ten (10) year period, was developed through a campus and local community partnership. A similar collaborative planning process, including representatives from the campus and the local community and open meetings with all constituencies, was established.

The solicitation of broad community input occurred primarily in the summer and fall 2001. The University implemented a plan that began with ANC briefings in early summer, and then moved to expanded open meetings for all community members, provided by guidance from the ANCs. A workable sized coordinating committee was developed with community representation provided, as in the past, by the ANC of record, ANC-5C.

The planning group recognized its role to support broad input from other community constituencies through open forums and briefings. The need to provide open access for input by all neighborhood members was respected.

Open community meeting information was formally communicated through neighborhood and ANC mailing lists, local e-mail groups, posters and advertisements in a local newspaper, The Common Denominator. E-mail and website access prompted a number of community members to forward comments regarding planning information and ideas, before and after meetings, directly to CUA management.

~~In mid-January 2002, after significant opportunities for comment and feedback, a set of draft materials was assembled from concept studies and the broad input received. The following is pending, but scheduled for completion in time to accommodate the current submission timetable: Draft plans were reviewed with appropriate district agencies in February 2002. Campus Plan 2002 was reviewed and endorsed by the University management and governing board prior to application to the D.C. Zoning Commission.~~

A summary of community participation opportunities and communications is included in Appendix III.

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2.3 University Planning Context

The Catholic University of America is a community of scholars deeply rooted in a tradition of faith and values that bring to life an intellectual enterprise that constitutes its mission. The University Strategic Plan designates three (3) pillars of excellence as fundamental or foundational ways in which CUA is both known, and must continue to be known, to fulfill its mission of excellence for the 21st century. The pillars and associated goals are:

Pillar 1: Excellence as a Catholic University
Goal: To excel in scholarship and leadership in Catholic higher education, nationally and internationally.

Pillar 2: Excellence in Graduate Research
Goal: To achieve international and/or national recognition in selected graduate areas.

Pillar 3: Excellence in Teaching and Learning
Goal: To excel in teaching and learning at both the graduate and undergraduate levels.

Campus Plan 2002 ~~has been~~was developed as a facilities plan to support and respond to Strategic Plan priorities. The planning focus ~~has been~~was on the projected institutional facilities needed for academic, co-curricular, spiritual, residential, dining, athletic, recreational and essential support services for at least the next ten years, and as guided by strategic decisions. "Facilities" is a broad term used to represent the variety of campus building, land and environmental features, large and small, rather than limited to total buildings or additions. Replacement facilities for programs include practical reuses and relocations using existing facilities whenever appropriate.

The recommendations of Campus Plan 2002 ~~are~~were the result of collaborative consultations, careful analyses of existing conditions, the continuation of previous planning efforts and the incorporation of priorities of the ~~current~~1992 Strategic Plan. Facility improvements to accommodate fundamental institutional needs ~~have been~~were developed to be respectful of local community concerns and the surrounding neighborhood environment. A vibrant campus facility plan to support strategic initiatives is essential for the University to sustain a mission of excellence.

2.4 Campus Plan Goals (as amended)

Campus Plan 2002, a campus-wide study of existing facilities, recommends improvements and proposed physical plant changes for the ten- year period from 2002 to 2012. Campus Plan 2002 (as amended herein) has two primary goals:

To achieve a dynamic planning process and plan that supports academic excellence and the realization of student recruitment and retention goals by providing comprehensive facility strategies to:

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- Enhance academic program offerings and opportunities for collaboration, the recruitment and retention of faculty by improving, rearranging and replacing key academic facilities.

- Maintain and enhance the quality of student life by improving and replacing campus residence halls, co-locating them by other student support facilities such as worship areas, athletic, and university center facilities.

- Proactively address universal access for persons with disabilities through renovations and new construction.

- Enhance the unique elements of the campus environment including an emphasis on campus vistas, green spaces, maintaining and creating park-like settings throughout the campus to encourage collegial interactions, protect and preserve the spiritual and landscape features.

- Ensure comprehensive and definitive guidance for physical plant development that is flexible enough to accommodate changes in the intellectual, developmental, cultural and spiritual life of the campus community.

To reinforce responsible facility stewardship through the:

- Establishment of an appropriate framework for facility preservation consistent with institutional plans and priorities to include renewal and expansion of prominent campus facilities, adding appropriate new facilities and demolishing obsolete buildings to support strategic priorities.

- Strengthening of the campus identity and definition of the campus edge.

- Maintenance and expansion of land area, where appropriate, so critical campus development can be accomplished without adverse impact on the environment.

- Focus on the main campus while reserving non-core campus land areas as opportunities to support neighborhood character, stabilization and revitalization.

- Fulfillment of the District of Columbia planning and zoning aims and requirements.

- Identify the long-term use and value of the newly acquired west campus.

2.5 Enrollment and Personnel

The proportion of the University's undergraduate to graduate students evidences the institution's graduate character. The University, which had no undergraduate program in its first decades, has always had more graduate than undergraduate students and has reaffirmed that graduate, research-oriented structure in its current Strategic Plan. For example, in the 1981-82 academic year, there were 2,822 full-time equivalent (FTE) undergraduate students and 2,847 FTE graduate

DeltaView comparison of pcdocs://docsdc1/1262420/2A and pcdocs://docsdc1/1262420/4. Performed on 09/29/04.

students, for a total enrollment of 5,669 FTE students (a headcount of 7,974). In the ~~1991-1992 academic year there were 2,770 FTE undergraduate students and 2,411 FTE graduate students, for a total enrollment of 5,181 FTE students (a headcount of 6,756). In the 2001-2002~~2004-2005 academic year, CUA has ~~2,451 full-time equivalent~~2,742 FTE undergraduate students and ~~1,906 full-time equivalent~~1,968 FTE graduate students, for a total of ~~4,357~~4,710 FTE ~~students~~ (a headcount of ~~6,756~~5,962).

The University recruits nationally and internationally. Like most coeducational higher education institutions, CUA has slightly more women than men students. Historically and continuing today, approximately 48% of the student population are male and 52% are female. Over nearly the past three decades, the University has had approximately 1,800 residential students, almost all undergraduate, and has not usually been at 100% occupancy of its campus housing supply. ~~As the undergraduate classes decreased in the early 1990's, the University maintained its housing supply on the assumption, since proven correct, that undergraduate~~However, due to increased enrollment ~~would increase again to its more representative historic level. For academic year 2001-2002, there are 1,816 campus residential students, mostly undergraduate, with close to 300 attractive and affordable campus~~the renovation of several dormitories, CUA's residential spaces ~~still available~~are filled to capacity, and currently are used only by undergraduate students. ~~The University projects the same historic level~~CUA seeks to use a portion of the west campus for temporary housing ~~capability, continued to be aimed at accommodating undergraduates who desire~~while it phases out the dormitories on the south campus ~~residences, through 2012,~~ and renovates existing dormitories.

The University's projected future enrollment is based on, and is consistent with, these historic patterns. Reflecting that history, in the Campus Plan 1992-2002 process the District of Columbia approved a maximum enrollment for the University of 7,500 full-time equivalent students (FTEs), split almost evenly between undergraduate and graduate students. The University anticipates a combined undergraduate and graduate enrollment for the 2011-2012 academic year that would not exceed 7,500 full-time equivalent students, comprised of approximately 3,319 full-time equivalent undergraduates and 2,847 full-time equivalent graduate students for a total enrollment of 6,166, and representing a strategic enrollment headcount target of 8,000, close to the actual enrollment of 1981.

In the 1992 Master Plan process, the University projected a maximum of 1,710 employees including full and part-time instructional staff and full-time staff. The University presently employs about 363 full-time faculty in the ranks of Ordinary Professor, Associate Professor, Assistant Professor and Instructor. There are about 822 full-time staff and administrative employees at the University, and 365 part-time faculty for a total of 1,550 employees. The University projects for the academic year 2011-12 that growth in employment will correspond to growth in enrollment and that the total number of employees noted here would not exceed 2,010 employees, and if we reach our target enrollment will be about 1,812 employees, in the same approximate range as approved in the last plan.

DeltaView comparison of pcdocs://docsdc1/1262420/2A and pcdocs://docsdc1/1262420/4. Performed on 09/29/04.

3.0 EXISTING CAMPUS FEATURES

3.1 Campus Context

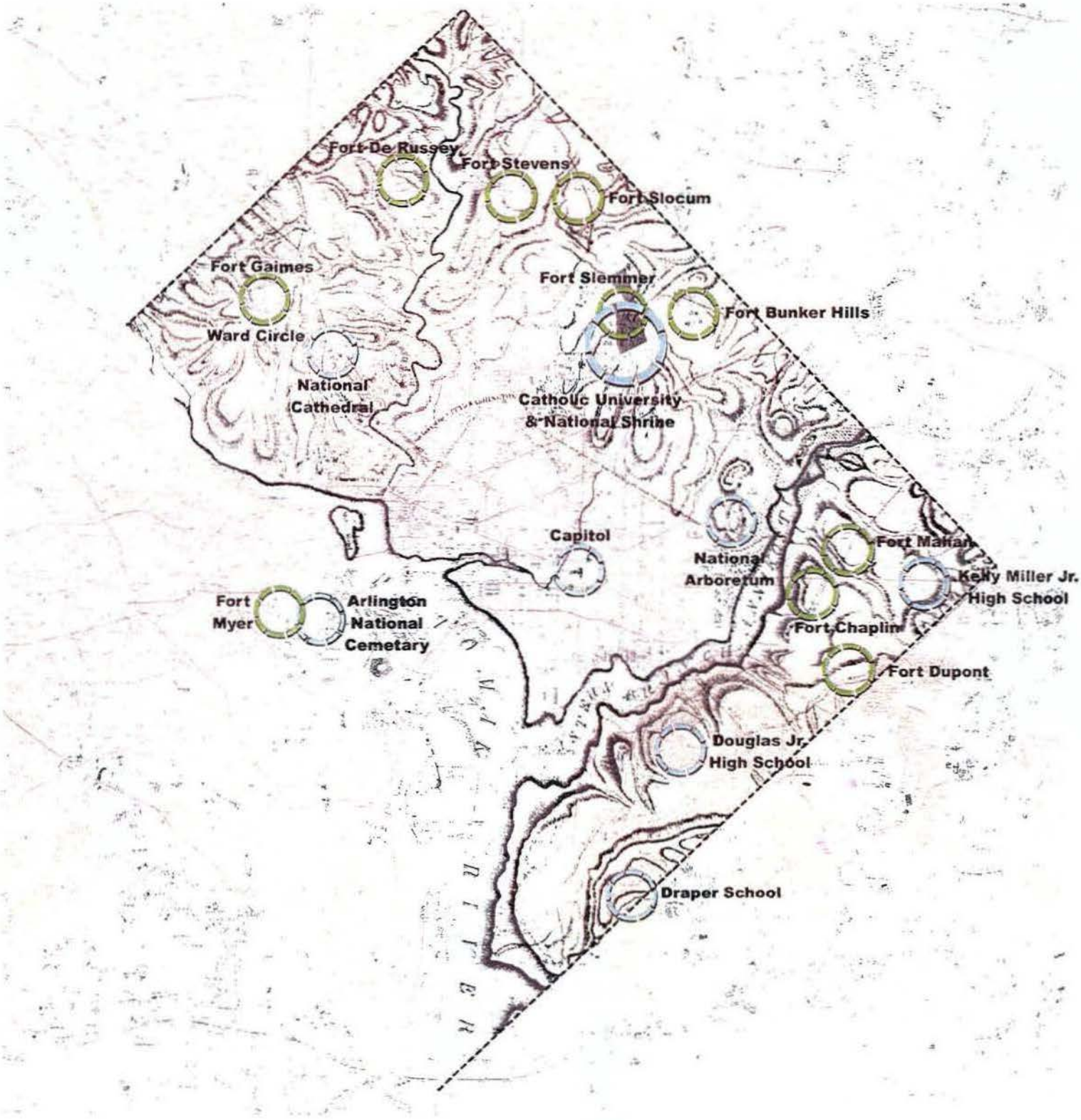
As shown in Exhibit 1,the University is located in northeast Washington, D.C., on one of the hills encircling the city. The site of a former Civil War Fort, it is almost directly north of the U.S. Capitol Building. Exhibit 2 illustrates that with the acquisition of the west campus, the University is ~~a few blocks~~directly east of North Capitol Street and bounded by North Capitol Street, Michigan Avenue, Harewood Road, Taylor Street ~~and~~, John McCormack Road, and the Pope John Paul Cultural Center. Private residences and small businesses dominate the area surrounding the University's campus. The University is within a few blocks of several major medical facilities, including the Washington Hospital Center, the Children's National Medical Center, the National Rehabilitation Hospital, and the Veterans Administration Hospital. Trinity College, the Basilica of the National Shrine of the Immaculate Conception, the United States Soldiers and Airmen's Home, and other institutional uses, including many properties owned by Catholic organizations, are also located in the area surrounding the University. Small concentrations of commercial uses are located on Hawaii Avenue across from the athletic complex and to the east along Michigan Avenue. The Brookland/CUA Metrorail station is located near the intersection of John McCormack Road and Michigan Avenue. City streets and railroad tracks create buffers between the campus and adjacent institutional properties.

3.2 Existing Campus

Catholic University facilities are located on a central campus, within areas described as the main campus, DuFour athletic complex, west campus and south campus. The majority of land and university buildings are concentrated in the main campus area. As illustrated in Exhibit 3, most of the academic facilities, campus residences, student life facilities, including activities and worship centers, are in the main campus defined by Taylor Street NE, John McCormack Road NE, Michigan Avenue, and Harewood Road. The DuFour Athletic Complex is situated on the north side of Taylor Avenue NE, on a parcel of land approximately 40 acres in size, bounded by Hawaii Avenue NE to the west and McCormack Road to the east. A south campus area includes two remaining residence halls and a former seminary, St. Bonaventure Hall, with academic and administrative uses, on 7.7 acres of land on the south side of Michigan Avenue. The west campus area consists of 49 acres of land to the east of North Capitol Street. With the acquisition of the west campus, the total campus area is ~~144~~193 acres.

Within the area identified as the main campus, there are three sites that are non-CUA property – the Marian Scholasticate, the Capuchin College and the Basilica of the National Shrine of the Immaculate Conception. The campus is located within Advisory Neighborhood Commission area 5C. The campus areas addressed by the Campus Plan 2002 ~~update of the current plan~~ are zoned R-5-A. The R-5-A Zone District allows for a Floor Area Ratio (FAR) of 1.8. The maximum height for an institutional structure in the R-5-A Zone District is ninety feet, provided that the building is removed from all lot lines for a distance equal to the height of the building. All existing and planned construction falls well within these limitations and meets requirements for site coverage and yard setbacks.

DeltaView comparison of pcdocs://docsdc1/1262420/2A and pcdocs://docsdc1/1262420/4. Performed on 09/29/04.

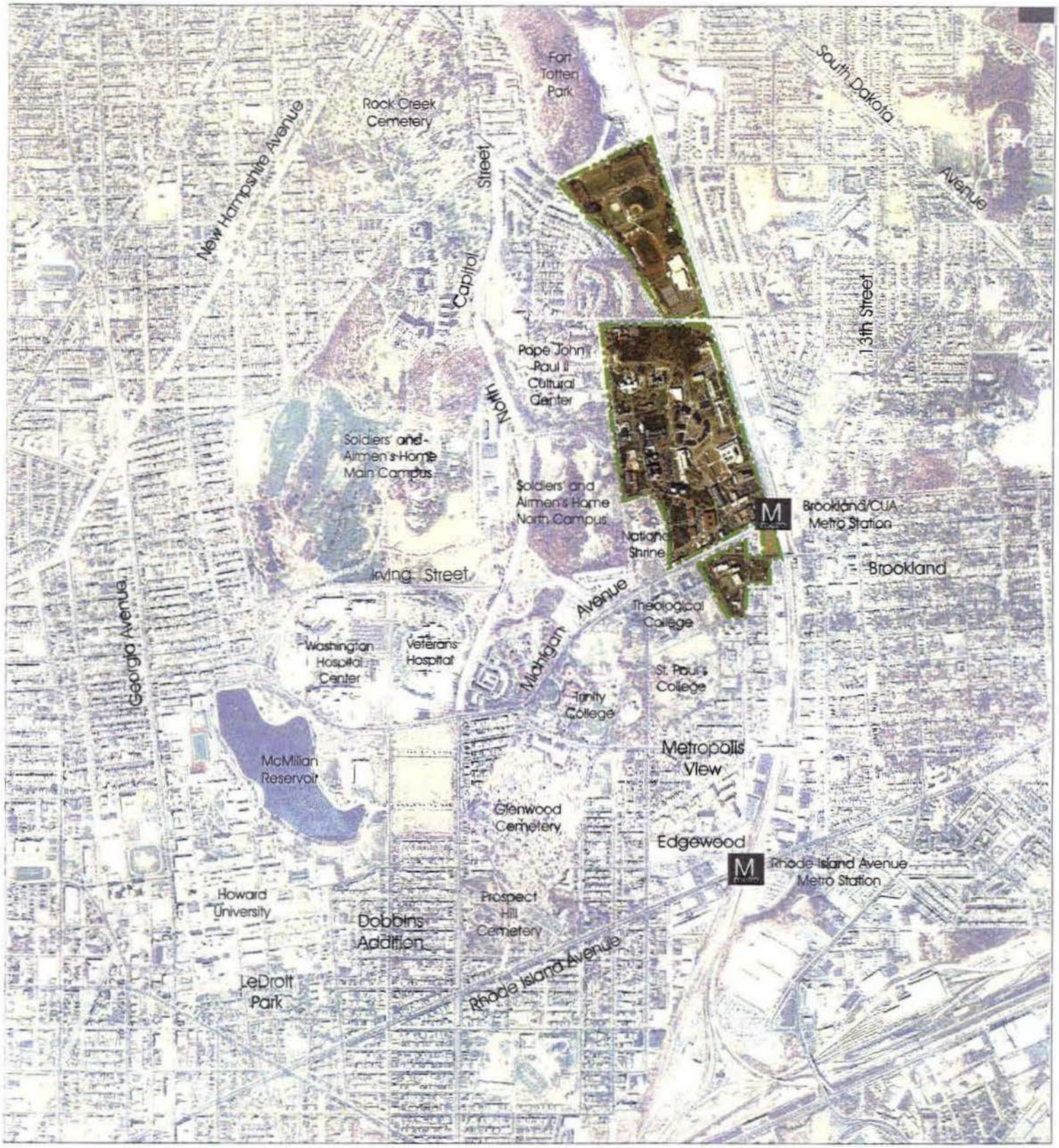


The Catholic University of America *Master Plan*

scale 1:24,000

Exhibit1: Regional context - The Green & Significant Hills of Washington

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The Catholic University of America *Master Plan*

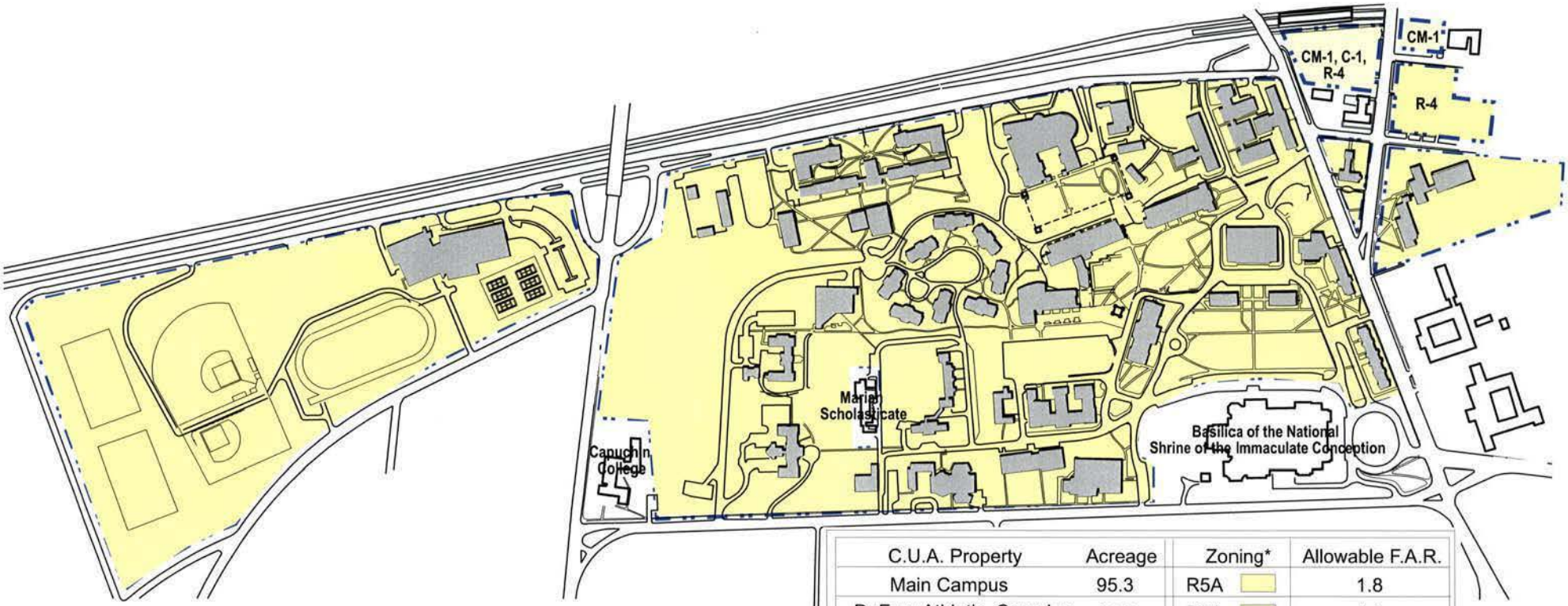
Exhibit 2: Campus Context

scale 1" = 400'

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THE CATHOLIC UNIVERSITY OF AMERICA	WASHINGTON DC	THE CATHOLIC UNIVERSITY OF AMERICA	LEO A DALY		EXHIBIT 2A
				⊕	AERIAL PHOTOGRAPH



C.U.A. Property	Acreage	Zoning*	Allowable F.A.R.
Main Campus	95.3	R5A	1.8
DuFour Athletic Complex	40.5	R5A	1.8
South Campus	6.0	R4,R5A, C1	1.8
	1.7	CM-1	1.8
Total Acreage	143.5	*Amended: 2004	

The Catholic University of America Master Plan

Washington, D.C. 1" = 400'

Exhibit 3: Existing Property and Zoning

CUA Property Line

CUA Building

Non-CUA Buildings

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THE CATHOLIC UNIVERSITY OF AMERICA

WASHINGTON DC

THE CATHOLIC UNIVERSITY OF AMERICA

LEO A DALY

0 100' 200' 500'

EXHIBIT 3A

CAMPUS MASTER PLAN

3.3 Building Uses

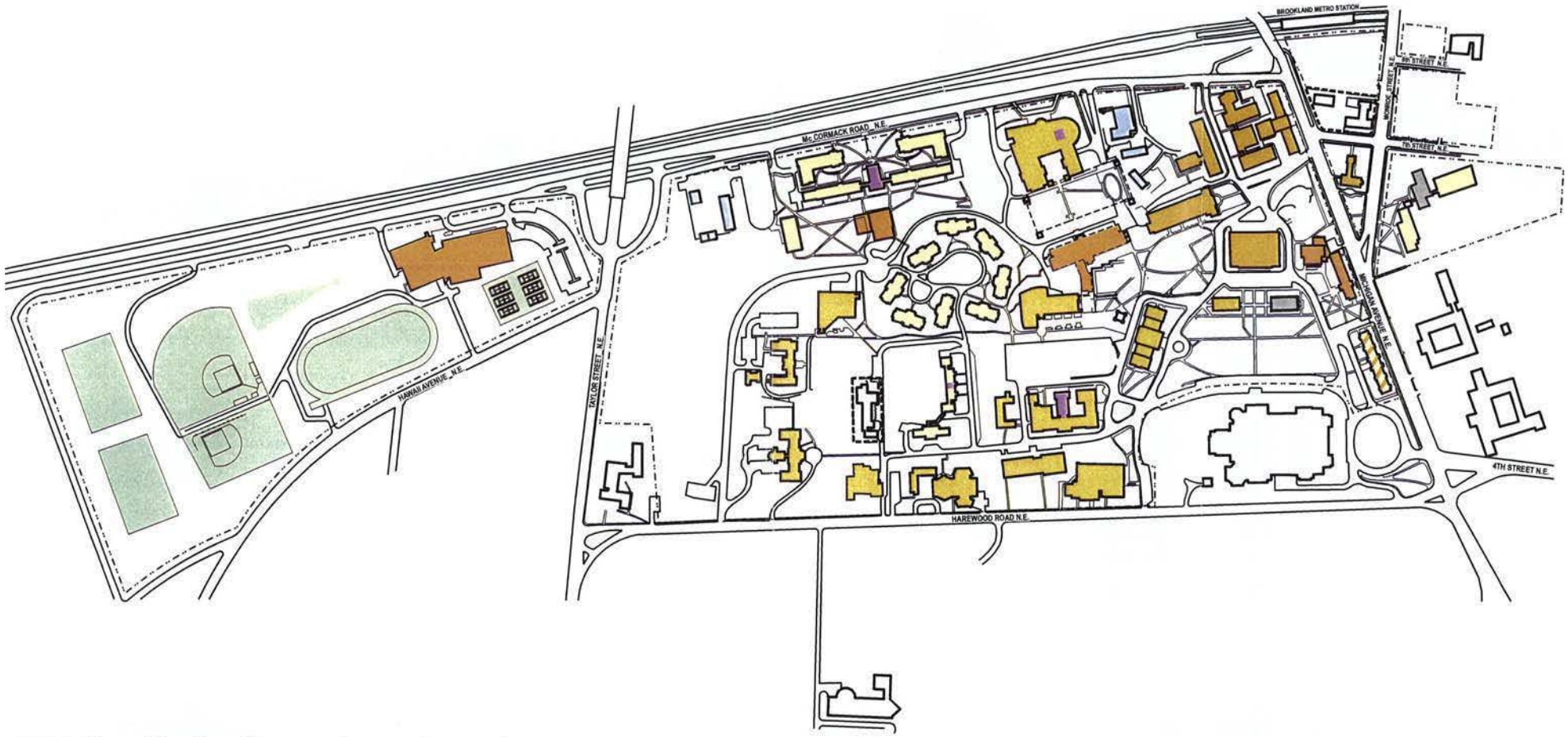
As illustrated in Exhibit 4, University administrative uses are primarily located in McMahon Hall, Leahy Hall and Nugent Hall. Academic buildings are concentrated within the main campus, primarily occupying the southern portion.

Student Life facilities~~, currently spread in a number of locations, will be~~ are consolidated in the ~~new~~ Edward J. Pryzbyla University Center~~, scheduled for occupancy the spring of 2003.~~. This new center ~~will accommodate~~accommodates student life offices, programs, facilities for assemblies, meetings and dining~~. Cardinal Hall, the location of a majority of current university center programs, provides an opportunity for academic/administrative program initiatives to support the Strategic Plan, when vacated. The North Dining Hall meal program, also to be relocated to the new center, has a configuration that lends itself to reuse for student life/recreation and associated uses.~~ Students worship in St. Vincent's Chapel, located in the north area residential housing cluster, but religious facilities are also located in Caldwell Hall and the Columbus School of Law. An athletic complex is located on John McCormick Road, just north of Taylor Street.

Residential uses in the northeast portion of the main campus have increased over the course of the ~~current plan~~last two campus plans. This is consistent with a primary planning goal for quality replacement and new campus housing, a goal shared by the University and the local community. Two new residences, Millennium North and South, and interim mobile home units comprising Curley Court, have been added to the generous supply of campus housing currently available. Two facilities on south campus remain active student residences, with a third building not in use as a residence. Gibbons Hall, built in 1912, is a residence hall in the southern end of the main campus with an academic program currently in the lower level. Caldwell Hall~~,~~ is a mixed- use academic and special residence facility~~, contains a limited number of rooms and suites for graduate students and religious order members~~. Curley Hall is a residence for religious faculty, administrators and the campus ministry religious community.

Support / Service facilities are located in two areas on the main campus. The Power Plant and the Maintenance Shop Building contain maintenance and utility services and occupy a small area in the southeast corner of the campus. Grounds equipment, vehicles and a materials handling building complex are located in the northeast corner of the main campus in a maintenance yard. CUA plans to erect a storage and recycling building on the grounds of the west campus.

DeltaView comparison of pcdocs://docsdc1/1262420/2A and pcdocs://docsdc1/1262420/4. Performed on 09/29/04.



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Exhibit 4: Existing Building Uses and Facilities

- Existing Residential
- Existing Outdoor Athletic / Recreation
- Religious
- Academic/ Administrative
- Student Life
- Vacant
- Non-CUA
- Service

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3.4 Vehicular Circulation

Regional access to the CUA campus is provided by a number of major roadway corridors, principal among which are North Capitol Street and Michigan Avenue. Within the local area, Harewood Road, Fourth Street, Taylor Street and Monroe Street are important collector streets serving the campus and the subsections of the general area. A traffic study, prepared as part of the analysis of existing conditions, shows that all intersections currently operate at acceptable Levels of Service (Level of Service D or better) during the morning and evening peak traffic periods, except for the intersection of Michigan Avenue at 4th Street and Harewood Road. With an adjacency to Metrorail and Metrobus facilities, a balance of residential and commuter graduate and undergraduate enrollment, a traffic management plan that encourages public transportation use by students and staff, and the ability to manage the schedule of classes and activities to reduce congestion, the University is not a major traffic generator during the weekday peak traffic periods. University-related traffic contributes only 8% and 9% respectively to the total volumes of traffic during morning and afternoon peak hours.

As illustrated in Exhibits 5, there are two vehicular entrances on Michigan Avenue. One is located at the entrance of the Basilica of the National Shrine of the Immaculate Conception and the other is near the intersection of Michigan Avenue and 7th Street NE. From the Basilica entrance, vehicles can travel north through a parking area between the Basilica and a mall into the main campus. Further east along Michigan Avenue at the signalized intersection of 7th Street NE, the second Michigan Avenue entrance leads to various service areas and the roadway network of campus.

John McCormack Road provides access to several campus service and parking areas. At the south end, opposite the Metrorail pedestrian tunnel, a private campus roadway, allows vehicles to travel west into the campus. Unauthorized use of this private campus drive, especially by commercial traffic without university business and traveling southbound on John McCormack Road to access Michigan Ave., is a major problem for CUA. John McCormack Road, near its intersection with Michigan Avenue, is restricted to northbound traffic only.

From Harewood Road, vehicles enter the campus at three locations. The first entrance, between Nugent Hall and the Hartke Theater, serves as a primary route east and south to a large central parking lot adjacent to Hannan and McMahon Halls. A second entrance, further north on Harewood Road, serves O'Boyle, Marist, and the Marist Annex (Alumni Center) and then continues southeast to a service area between the former North Dining Hall (now used as the Student Health and Fitness Center) and Centennial Village. From here authorized vehicles may continue to travel on a service roadway south and east to John McCormack Road. A third entrance by Ward Hall and just north of the Basilica, is a secondary means of entry into campus. Vehicles may enter campus here, but drivers are advised not to use it as an exit.

The morning inbound trips concentrate on the eastern side of the main campus, with 30% of the total inbound trips to CUA from Michigan Avenue via John McCormack Road and 20% from Taylor Street via John McCormack Road. The afternoon outbound trips are concentrated at the northern

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most entrance along Harewood Road (40%), the Michigan Avenue entrance near 7th Street (40%), and the intersection of Taylor Street with John McCormack Road. This pattern is related to the internal distribution of parking facilities, particularly the locations of the University Parking Garage and an adjacent surface lot, with a combined contribution of 33% of the total parking supply.

University shuttle buses serve the campus. The shuttle bus operates regular late afternoon and evening schedules. A shuttle bus route currently includes stops at two near campus apartment complexes serving CUA students.

The addition of the west campus has no impact on vehicular circulation. This amended Plan does not include any parking or new roads on the west campus.

Additional information on existing traffic conditions may be found in Appendix I, Traffic Impact Assessment.

3.5 Parking

The University is currently served by a total of 1,942 parking spaces located at various surface parking lots, on campus roadways and in the University Parking Garage. The DuFour Athletic Complex has a parking supply of 157 spaces, primarily used for athletic functions, special events, and to accommodate other intermittent peak parking needs. The southern area of campus has a total of 130 spaces for resident students and general parking. Most of the existing parking spaces, 1,655 of the total of 1,942, are located within the main campus area.

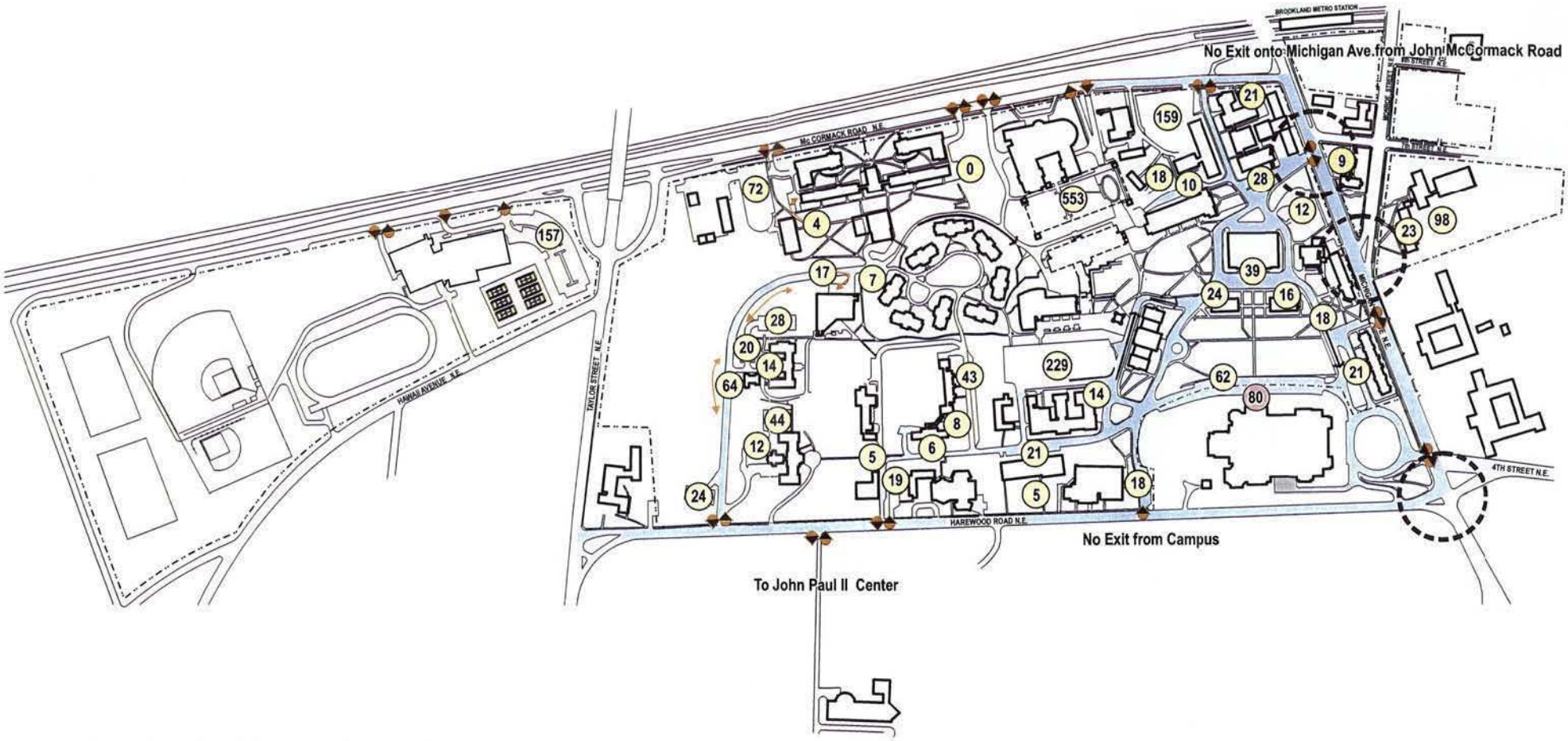
To determine the adequacy of the parking supply, a parking demand field survey was undertaken during the peak hours of two weekdays in September of 2001, a peak period for academic enrollment (see Appendix I). A comparison of student population-to-parking supply ratios from 1990 and 2001 studies demonstrates that one parking space was provided for every four students in 1990, but a ratio of two students to one space exists in 2001. The level of parking adequacy has improved since 1990 although the parking supply and ratio in 1990 was already adequate under campus plan standards. In addition, the peak hour parking demand was field surveyed to be 1,558, which is lower than the total parking supply in the main campus alone.

As a means of viewing campus parking in terms of distribution around campus, five parking zones ~~are being~~were considered for the main campus as illustrated in Exhibit 6. Significant concentrations of parking spaces are found in the southeastern, followed by the northeastern and western, zones of the main campus. This is largely due to the University Parking garage and the large surface parking lot near Hannan and McMahon Halls in the western zone. The current parking utilization factors for the various zones range between a low of 60 percent for the northeast zone (in the area of Centennial Village and Dufour Center), and a high of 94 percent for the west zone (in the area of McMahon and Leahy Halls). These utilization figures reflect an overall parking availability of approximately 415 spaces during the peak periods.

..... DeltaView comparison of pcdocs://docsdc1/1262420/2A and pcdocs://docsdc1/1262420/4. Performed on 09/29/04.

The addition of the west campus has no impact on parking capacity or placement. The addition of the west campus has no effect on enrollment or the number of faculty and staff. Further, CUA has no plans to construct additional parking lots on the west campus.

DeltaView comparison of pcdocs://docsdc1/1262420/2A and pcdocs://docsdc1/1262420/4. Performed on 09/29/04.



The Catholic University of America Master Plan

Washington, D.C. 1"= 400'

Exhibit 5: Existing Vehicular Circulation & Parking

Number of Spaces/Dufour	157
Number of Spaces/Main	1,655
Number of Spaces/South	130

Primary Circulation Route

Secondary Circulation Route

CUA Parking (#)

Basilica Parking (#)

Access Points

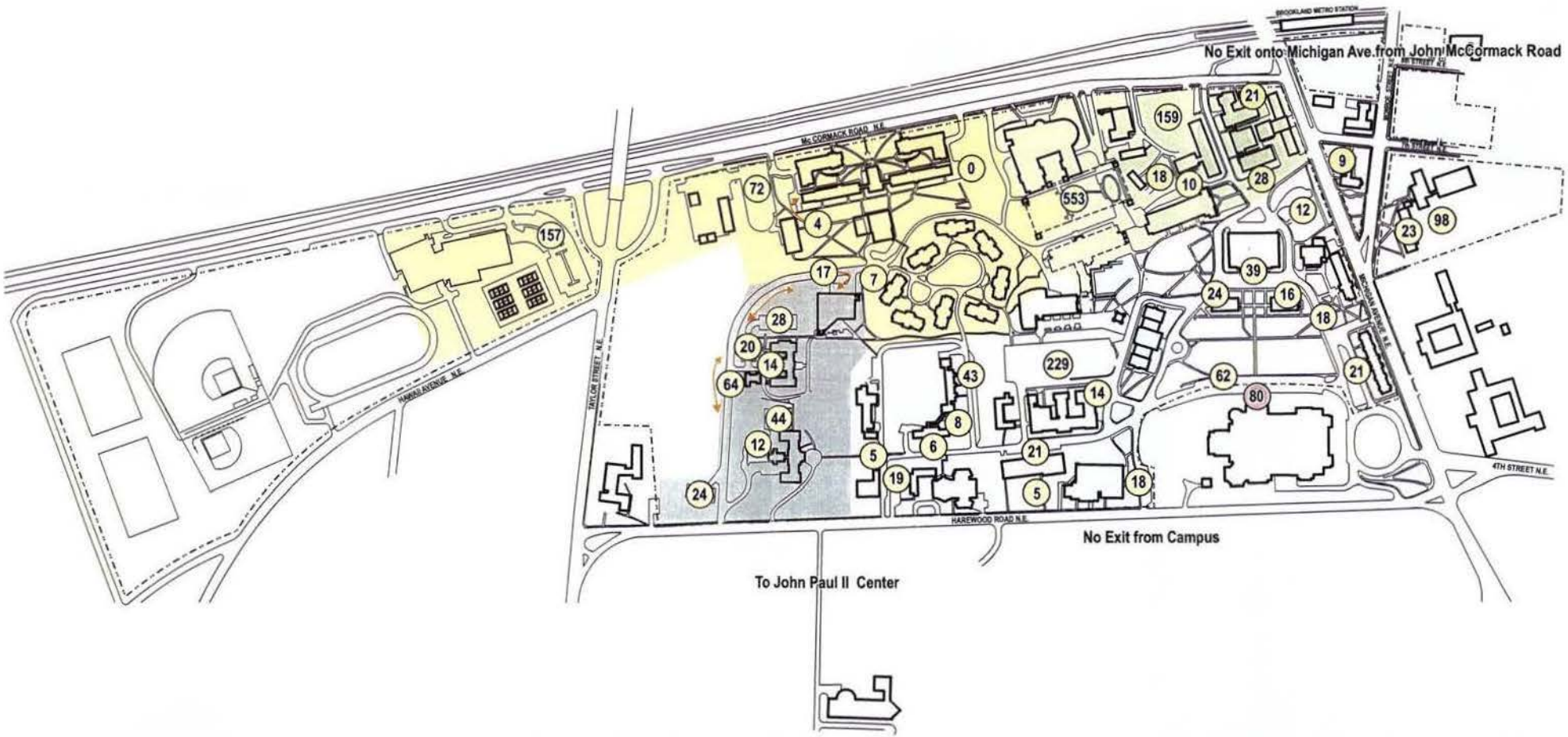
One - Way Route

Traffic Light

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Exhibit 6: Existing Parking Zones

Zone	
South	322
West	368
North	223
Southeast	512
Northeast	517
Total	1,942

CUA Parking (#)

Basilica Parking (#)

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3.6 Pedestrian Circulation

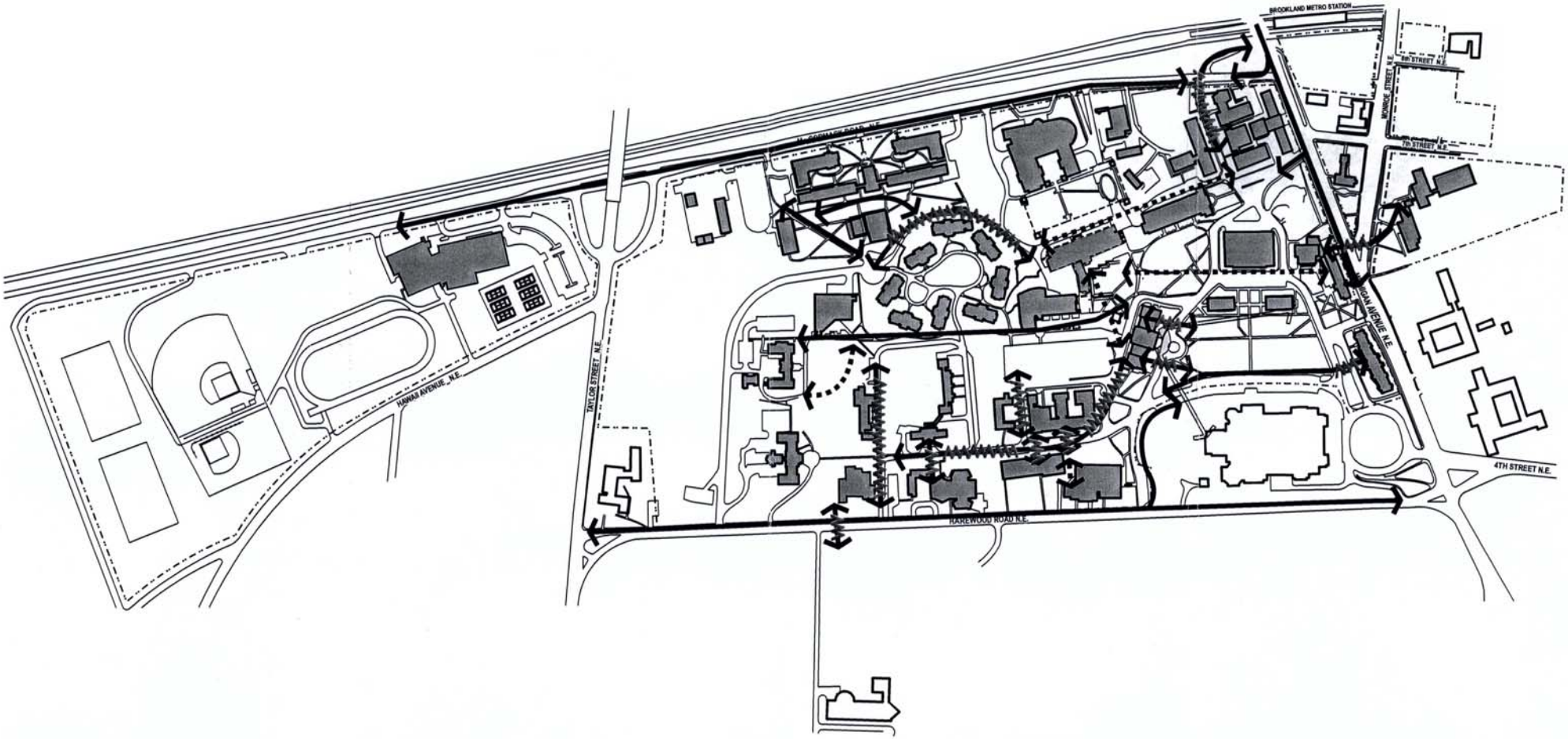
The network of pedestrian paths on the campus has grown in conjunction with campus improvements. Where appropriate, the University has increased the amount of interconnected pathways, strategically placed extra-wide sidewalks, installed oversized handicapped curb cuts, safety railings, emergency lighting and emergency telephone access to encourage more pedestrian travel and to reduce vehicular-pedestrian conflicts. A somewhat disparate system of sidewalks, desire lines and pedestrian use along service roadways still exists.

As shown in Exhibit 7, sidewalks are limited to one side of the campus roadway in some areas of campus, making it more attractive for pedestrians, especially groups of students, to walk in roadways. Undesirable pedestrian-vehicular conflicts are created when internal roadways become the more favored pedestrian routes. Pedestrian activities are most intense in the southeastern portion of the campus near the library and the current University Center and along roadway leading to and from the Mertrorail entrance on John McCormack Road. Reducing the unauthorized public traffic cutting through campus, and the northbound vehicular traffic on John McCormack Road would reduce the pedestrian/vehicular conflicts near the Metrorail station.

Pedestrians must cross public streets to access the athletic complex and south campus. A lighted intersection on Michigan Avenue aids pedestrian crossing to and from the remaining residential buildings on the south campus. Access to the athletic complex north of Taylor Street requires pedestrians to walk along John McCormack Road and under Taylor Street to reach the DuFour Center.

Access to the Metrorail station is difficult for persons with disabilities and requires travel over a long distance, across the Michigan Avenue bridge. The University has recommended WMATA management seriously reconsider adding an elevator to the John McCormack Road side of the Brookland/CUA Metrorail station to reduce the extended travel distance to campus and the northern neighborhood areas for persons with disabilities.

DeltaView comparison of pcdocs://docsdc1/1262420/2A and pcdocs://docsdc1/1262420/4. Performed on 09/29/04.



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Exhibit 7: Existing Pedestrian Circulation

Primary Pedestrian Routes

Pedestrian/Vehicular Conflict

Desired Pedestrian Routes

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3.7 Topography and Spatial Organization

The University is situated on a high point in northeast Washington DC. As illustrated in Exhibit 8, significant topographic change occurs within the campus boundaries. Over 100 feet of elevation change exists from the highest point in the northwest corner of the main campus to the lowest point, near the Metrorail Station and along Michigan Avenue. Dramatic views within the campus and beyond are provided by the topography and open character of the campus. Steep slopes and the changes in elevation present challenges for pedestrians and universal accessibility in some areas of the campus.

Situated in the northwest corner of the main campus, O'Boyle Hall sits on the highest elevation of the University's property. From here, the campus slopes down to the south, east and southwest. Within the center of the campus, several distinctive plateaus and ridges are defined. A small plateau lies around Marist Hall. A large plateau defines the center of the main campus and is the setting for several buildings: McMahon Hall, Centennial Village, Hannan Hall, and the Life Cycle Institute. A significant ridge defines the east and west sides of this plateau with a more gradual slope to the south. The presence of the ridge is fairly consistent, becoming dramatic at the Michigan Avenue campus entry, and along the western limits of the plateau. At the base of the ridge is a slightly sloping plateau around the perimeter of campus, along John McCormack Road, Michigan Avenue, and Harewood Road.

The topography, as shown in Exhibit 9, in concert with the buildings and open space, create a campus structure that is organized around a central spine off of which open spaces occur. Buildings are generally oriented to be parallel to the adjacent streets with McMahon Hall an exception. McMahon Hall, situated at a significant elevation above Michigan Avenue creates the terminus for the signature formal open space on campus, a large mall.

Centennial Village is an anomaly with none of the eight low-rise buildings that comprise it oriented parallel to one another or to adjacent buildings, and focusing on its own internal-oriented courtyard.

The west campus is a very large tract of land, only improved by three small buildings. As a result of the acquisition of the west campus, there is significantly more green space on campus.

DeltaView comparison of pcdocs://docsdc1/1262420/2A and pcdocs://docsdc1/1262420/4. Performed on 09/29/04.



The Catholic University of America Master Plan

Washington, D.C. 1"= 400'

Exhibit 8: Existing Topography

Steep Slope Area

275 - 300
250 - 275
225 - 250
200 - 225
175 - 200
150 - 175

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Exhibit 9: Spatial Organization

Pedestrian Gateway

Vehicular Gateway

Green Space

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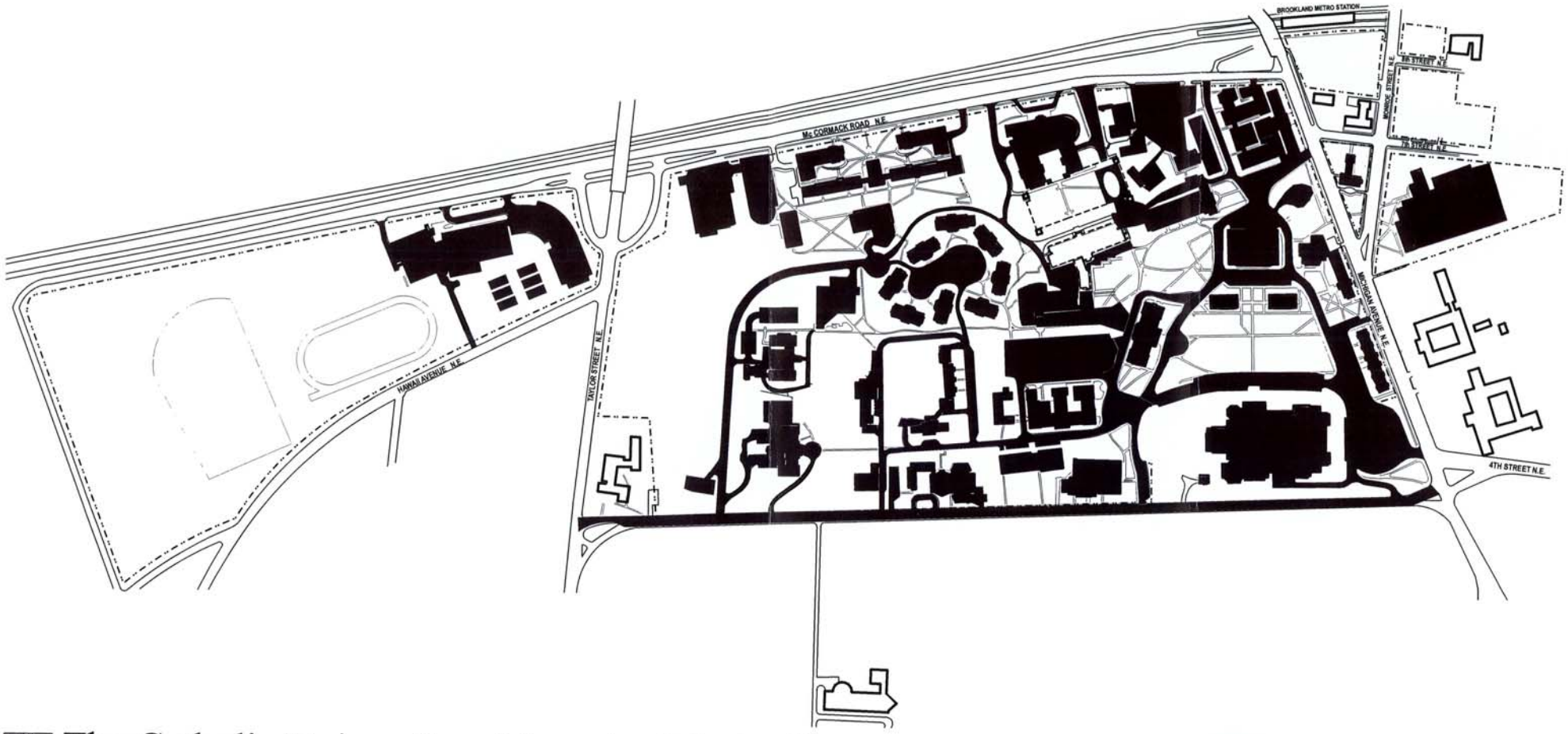
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3.8 Impervious Surfaces

University circulation and parking needs, and regulatory requirements, have been addressed historically through the typical construction of parking areas, pedestrian pathways, service roads and roadways. As a result, and as illustrated in Exhibit 10, a significant portion of campus is occupied by paving or building footprint. Virtually all areas of the campus, including the west campus, are readily accessible by vehicles as paved roads extend across the campus, entirely encircling many buildings that were once independent institutions prior to becoming part of CUA. Facilities to accommodate vehicular accessibility have fragmented the campus open spaces, created some areas of conflict with pedestrian routes, and limited development of appropriately scaled landscape settings for prominent buildings such as McMahon Hall and Mullen Library.

In addition to pedestrian and vehicular conflicts, and the negative impact on campus aesthetics, the amount of impervious surface on campus also contributes to higher levels of storm water runoff and a decrease in the amount of groundwater recharge.

DeltaView comparison of pcdocs://docsdc1/1262420/2A and pcdocs://docsdc1/1262420/4. Performed on 09/29/04.



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Exhibit 10: Existing Impervious Surfaces

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3.9 Significant Views

The dramatic topography of CUA's campus offers splendid views of the Basilica and the nation's capitol. As illustrated in Exhibit 11, from O'Boyle Hall looking south, a long axial view of the Basilica is prominent. The Basilica also becomes the focal point of views from McMahon Hall looking south and from the area around the current University Center and Gibbons Hall looking north. Long views off campus are provided from the upper floors of many campus buildings.

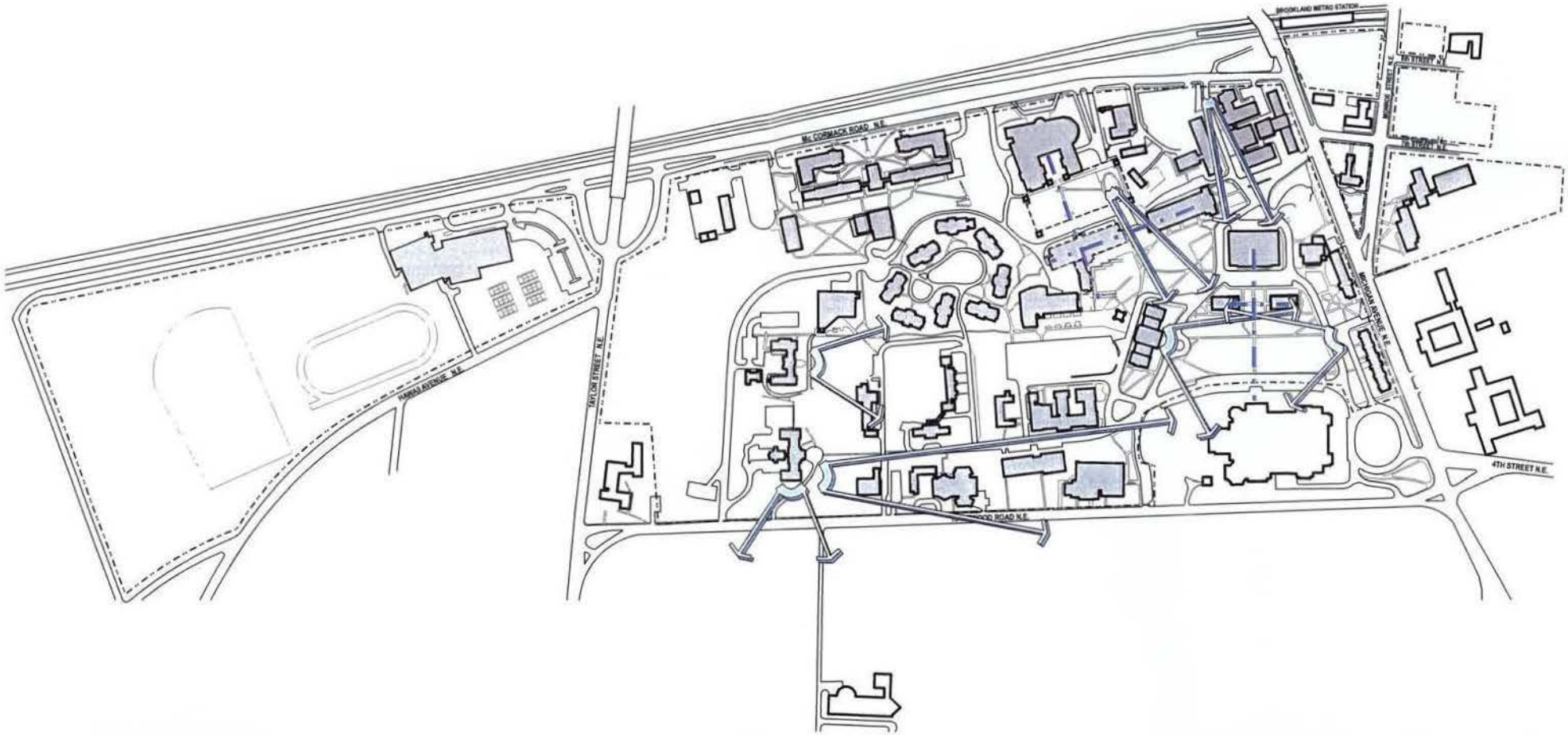
3.10 Architectural Significance

The campus architecture exemplifies the historic evolution of the institution dating from before the turn of the century. A variety of architectural styles are present in a pattern of campus development that historically responded to the orientation of the perimeter streets and to the topographic high points of the campus. Older campus buildings are typically sited parallel to the adjacent public street, with this geometry extending inward and orienting other buildings and pathways. The facades of some campus buildings are organized in an axial relationship to each other and to the Basilica, and create a strong spatial organization. Other facilities, such as the Centennial Village residences, have been located somewhat independent of adjacent structures.

Buildings define spaces that provide prominent focal points within an area of campus. The historic character of select older structures is particularly impressive and helps establish a strong, pleasant University presence, especially along Michigan Avenue. The adjacent Basilica acts as a distinguished landmark for the neighborhood and campus.

Many original campus buildings remain prominent structures, with architectural features to be preserved and featured as strengths of the University environment. These include Caldwell Hall, Gibbons Hall, Maloney Hall, McMahon Hall and Mullen Library.

DeltaView comparison of pcdocs://docsdc1/1262420/2A and pcdocs://docsdc1/1262420/4. Performed on 09/29/04.



The Catholic University of America Master Plan

Washington, D.C. 1" = 400'

Exhibit 11: Existing Significant Views

Viewshed

Axial Relationship

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3.11 Landscape Character

The landscape character of the main campus is illustrated in Exhibit 12. The mall is clearly the most recognizable, traditional open space on the campus. The University holds commencement ceremonies on the east side of the Basilica, with the Basilica and the mall serving as a memorable setting for such special occasions. Other institutional events take advantage of the campus landscape, including programs on St. Thomas Hill, Marist Lawn, and the Law School Plaza and Green.

St. Thomas Hill, adjacent to the mall, represents one of the two historically significant open spaces on campus, the other being the north wooded site along the Taylor Street campus boundary.

The quadrangle to the west of the Law School is a popular open space, and will receive increased use with the addition of the new Edward J. Pryzbyla University Center.

Several plazas and courtyards associated with building entries are located throughout the campus including the terraces at the existing University Center, Hannan Hall, the Law School, and between Shahan and Keane Halls.

A large, sloping lawn area containing informal groupings of mature trees lies to the south of Marist and O'Boyle Halls.

Centennial Village contains a fenced courtyard at its center, originally designed to serve the immediate residential community, but having the potential to be available for broader access and use.

The west campus is a large green open space, which will be used for recreation, residential, spiritual and administrative uses.

A large wooded area defines the northern boundary of the main campus and buffers the campus from Taylor Street. Two smaller stands of trees exist on the main campus – west of Marist Annex/Alumni Center and east of Salve Regina Hall. North of Taylor Street, campus open space is primarily used as outdoor athletic facilities for varsity and recreational sports.

3.12. Reservoirs of Spiritual Repose

The generous landscape features of the CUA campus provides special opportunities for individual and group reflection outdoors, as shown in Exhibit 13. The large wooded area in the north area of campus offers respite from the campus and from the surrounding urban scene. It recalls the natural landscape that existed prior to the development of this area of Washington, D.C. The mall in front of McMahon Hall represents a different type of landscape, one that refers to an historic lawn or quadrangle on a traditional campus. It is a grand space supported by an adjacency to the Basilica. Other smaller exterior spaces that invite spiritual repose are the green at Caldwell Hall, the wooded area south of Curley Hall, the Marist Memorial Garden, and the gardens around

DeltaView comparison of pcdocs://docsdc1/1262420/2A and pcdocs://docsdc1/1262420/4. Performed on 09/29/04.

Nugent Hall. The largely undeveloped west campus provides a significant opportunity for additional reservoirs of spiritual repose.

DeltaView comparison of pcdocs://docsdc1/1262420/2A and pcdocs://docsdc1/1262420/4. Performed on 09/29/04.



Key	Name	Key	Name
A	Marist Lawn	F	Pryzbyla Arbor
B	Law School Plaza	G	Sedes Sapientiae
C	Law School Green	H	Paulist Place
D	The Mall	I	Perini Plaza
E	Pryzbyla Plaza	J	Favo Flagpole Plaza

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Exhibit 12: Existing Landscape Character

- Wooded Area
- Defined Lawn
- Plaza / Courtyard
- Garden

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Exhibit 13: Reservoirs of Spiritual Repose

- Indoor Spiritual Space
- Outdoor Spiritual Space
- Open Space Associated with Indoor Spiritual Space

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3.13. 1992 Campus Plan Highlights

The ~~c~~Campus ~~p~~Plan approved by the Board of Zoning Adjustment in 1992 identified several sites for future buildings and parking, including surface and structured parking. The plan proposed a number of options to reduce the amount of vehicular circulation on the campus in an effort to create a more pedestrian oriented environment.

Many of the key initiatives, identified as priorities by both the campus and neighboring communities and included in the 1992 Campus Plan, have been accomplished over the past ten years. Three of the four proposed demolitions of obsolete buildings were completed. A new Law School and underground University Parking Garage were constructed in 1994. Service support functions, such as the grounds and fleet operations, were relocated from prime, central campus areas to recover core green space and reduce pedestrian-vehicular conflicts in the center of campus.

A residence hall, Flather Hall, was renovated to be more attractive to students and to provide improved, accessible housing for persons with disabilities. Two new campus residences were constructed, opening in August 2001. Located near Regan and Ryan Halls in the north residential cluster reserved for expanded campus residences, the new residence halls added 348 suite and apartment-style spaces to the number of on-campus accommodations available to graduate and undergraduate students. ~~A new University Center is currently under construction, and scheduled to open in 2003.~~

In addition to the major, but limited, building construction, numerous improvements to existing facilities and the campus environment included: modifications for accessibility for persons with disabilities, additional pedestrian pathways, campus security and safety feature enhancements, additional railings, ramps, lighting, emergency telephones, and cameras. The 1992 plan proposed options to enhance existing open spaces within the campus. Over 300 new trees, outdoor furnishings and plantings were added to preserve and enhance the campus environment.

While the 1992 Campus Plan included the potential for the construction of 810,000 square feet of new academic/administration buildings and 400,000 square feet of residential/student life buildings, the enrollment numbers did not support the need to implement plans for the maximum levels of projected construction. The plan included the still planned relocation of all residential uses on south campus to the northern portion of the main campus and the demolition of St. Bonaventure and Salve Regina Halls.

DeltaView comparison of pcdocs://docsdc1/1262420/2A and pcdocs://docsdc1/1262420/4. Performed on 09/29/04.

Summary of Proposed Facilities

- 810,000 Square Feet of New Constructions of Academic and Administrative Buildings
- 400,000 Square Feet of New Constructions of Student Life Buildings
- 942,554 Square Feet of Demolitions (554,684 SF) and Phase-out (387,870 SF)

Enrollment Projections for 2002

- 3770 FTE Undergraduate Students
- 3730 FTE Graduate Students

Housing Projections for 2002

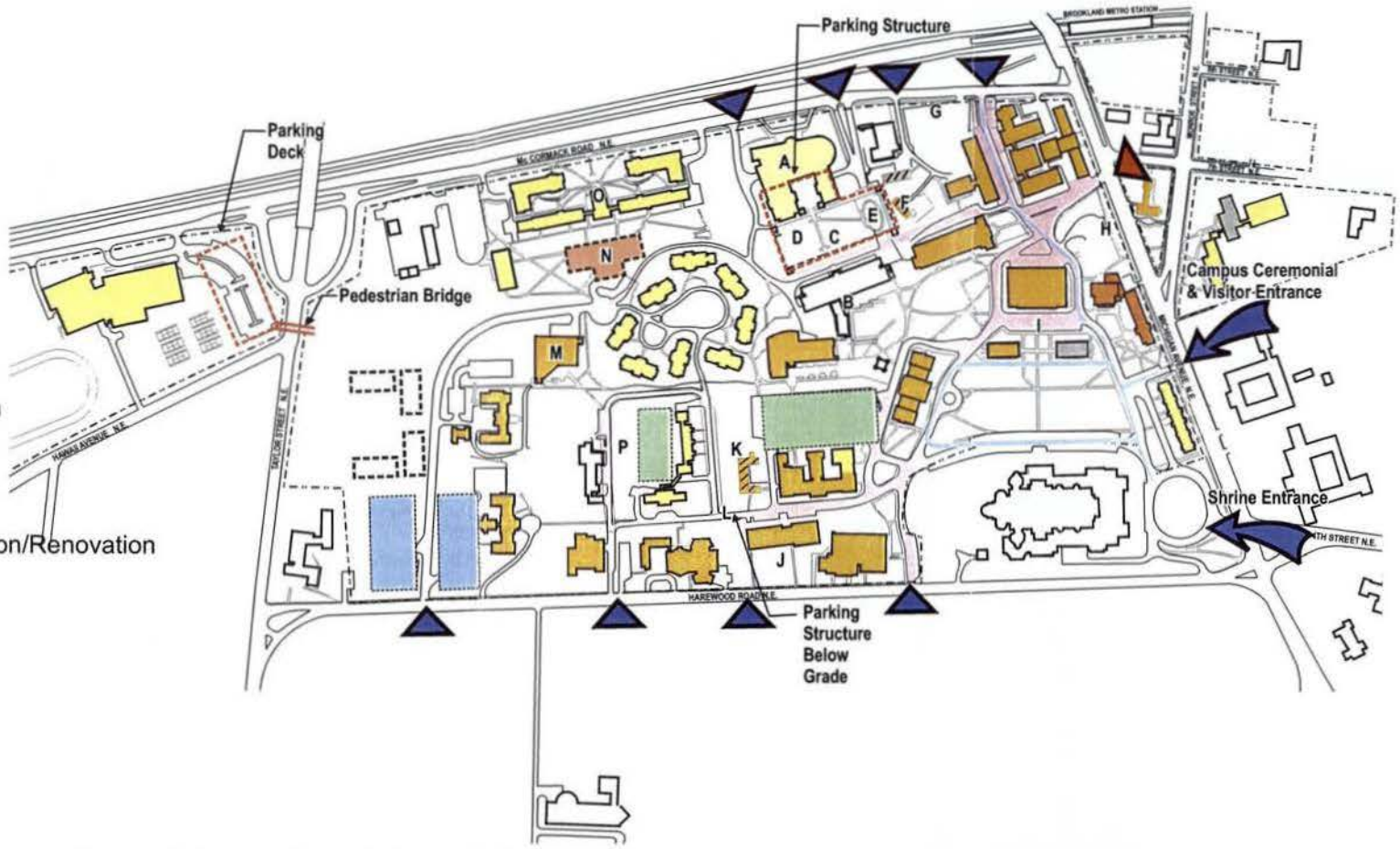
- 400,000 Square Feet of Replacement Housing
- 1600 Replacement Beds

Proposed Major Building Demolition

- Admin. Building (Michigan Ave.)
- Zimmerman Hall (5,600 SF)
- St. John's Hall (6,200 SF)
- Salve Regina (11,110 SF)

Proposed Major Building Construction/Renovation

- Columbus School of Law (100,000 SF)
- New Residences (McCormack Rd.)
- University Center (Scheduled for Construction in 2002)
- Admin./Academic Building
- Flather Hall Renovation



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Exhibit 14: Current (1992) Master Plan Highlights

Proposed Pedestrian Circulation
Proposed SurfaceParking
New Building
Proposed Open Space

Service / Emergency Entrance
Secondary Vehicular Entrance
Primary Vehicular Circulation
Primary Vehicular Entrance
Proposed Parking Structure

Proposed Academic/ Administrative
Proposed Student Life
Proposed residential
Service
Vacant

Academic / Administrative
Student Life
Existing Residential
Non-CUA
Demolition / Phase-Out

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3.14 Analysis and the Framework Plan Under the 2002 Campus Plan

The evaluation of existing campus conditions, review of the University's Strategic Plan and discussions with key campus and community stakeholders resulted in the identification of strengths and constraints and the creation of a Framework Plan for future development.

Strengths of the ~~current~~ campus ~~include~~prior to the adoption of the 2002 Campus Plan included:

- Newly constructed buildings and current construction, so institutional program space needs can be met through a combination of renovations, careful building additions and a modest amount of new building development.
- Strong campus edges along Michigan Avenue and portions of Harewood Road begin to give the University definition and identity.
- Tourist destinations that bring visitors near, and onto campus.
- Historic sites that link the campus in the history of Washington, D.C. and our nation.
- Significant green spaces that create places for repose, reflection and recreation linked along ridge and plateau topography.
- Memorable architectural features that provide the campus with a unique architectural style.
- Proximity to Metro and the Capital Crescent Trail that provides ready access to the outlying community and to the heart of Washington, D.C.
- Strong vehicular connections to campus from the regional road network.

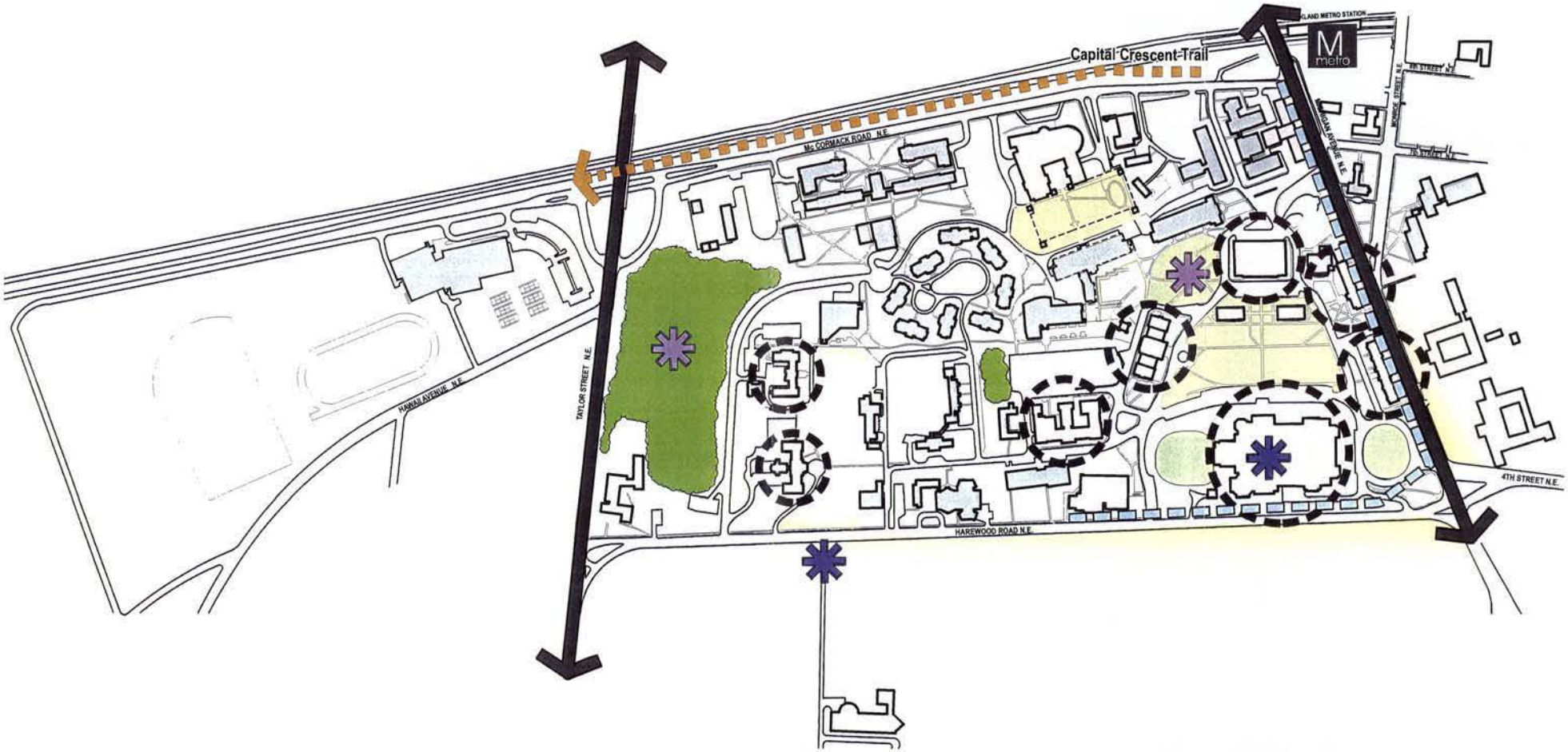
Weaknesses or constraints include:

- A campus boundary at a difficult and increasingly dangerous public street intersection at John McCormack Road and Michigan Avenue.
- A confusing and ill-defined entrance into campus from Michigan Avenue at 7th Street.
- A confusing and redundant system of internal roadways.
- Steep topographic conditions hindering universal accessibility and ease of movement from one side of campus to another.
- Aging building stock requiring significant resources to maintain and/or renovate.
- Residence halls, academic and other student life facilities located south of Michigan Avenue and separated from the main campus, presenting circulation, access and quality of life issues for students and staff.

The Framework Plan, using the information gathered and distilled, creates a structure for future development on campus. It suggests strengthening and enhancing campus vehicular entrances at Michigan Avenue and 7th Street and Harewood Road at Nugent Hall. It suggests a simplification of the vehicular circulation to eliminate redundancies and minimize vehicular and pedestrian conflicts. It removes parking in areas that are more suited for buildings or green space, relocating parking to the campus perimeter. The Framework Plan also suggests a clarified network of pedestrian pathways and includes a stronger connection to the Brookland/CUA Metrorail Station.

Finally, the Framework Plan identifies sites for future buildings, located to strengthen existing patterns of buildings, street edges and open spaces.

DeltaView comparison of pcdocs://docsdc1/1262420/2A and pcdocs://docsdc1/1262420/4. Performed on 09/29/04.



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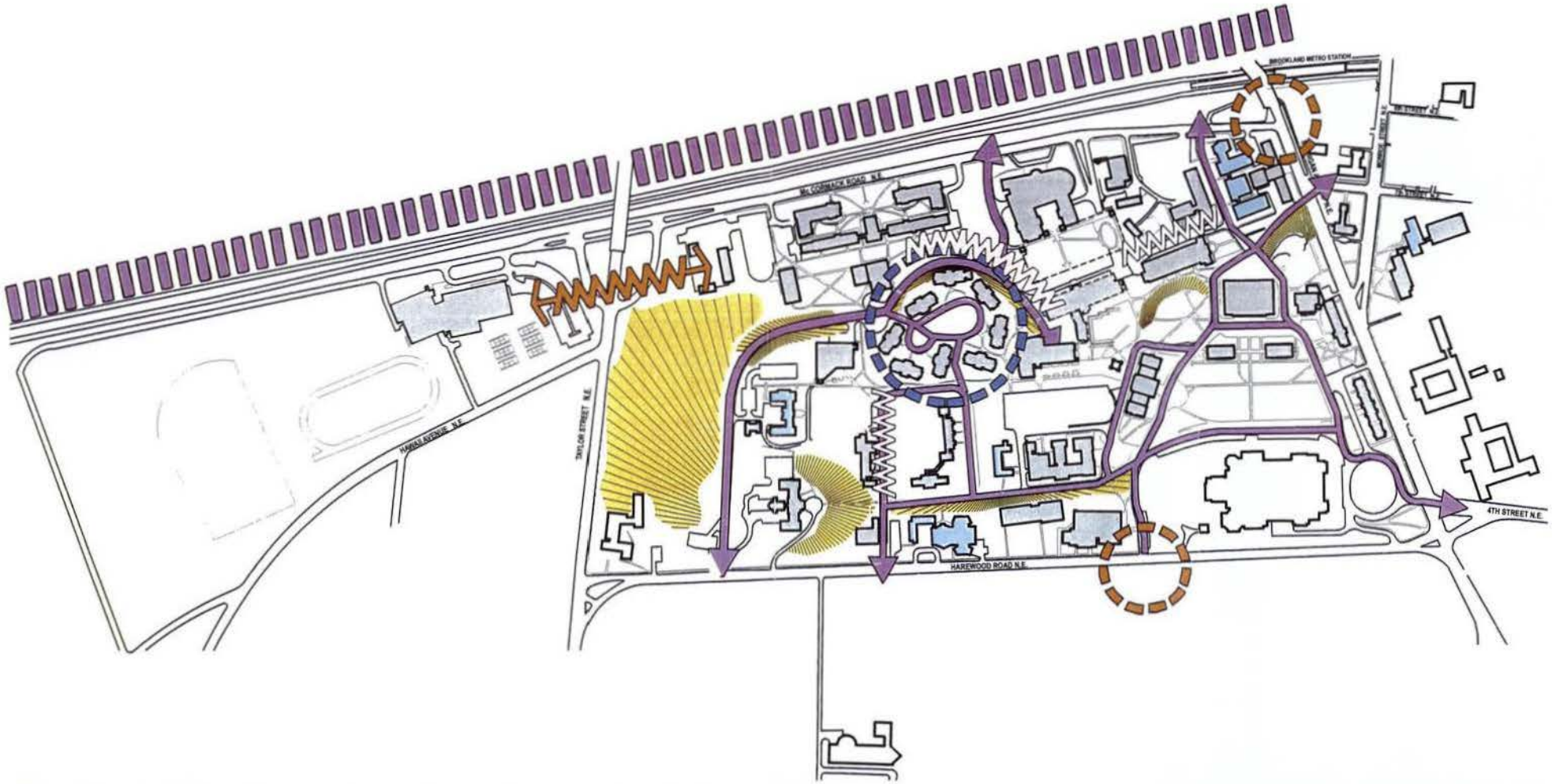
Exhibit 15: Strengths

Connected Roadway		Woodland	
Tourist Destination		Campus Edge	
Contributing Landscape Character		Historic Sites	
Future Significant Landscape		Significant Building	
Significant Landscape		Memorable Building	

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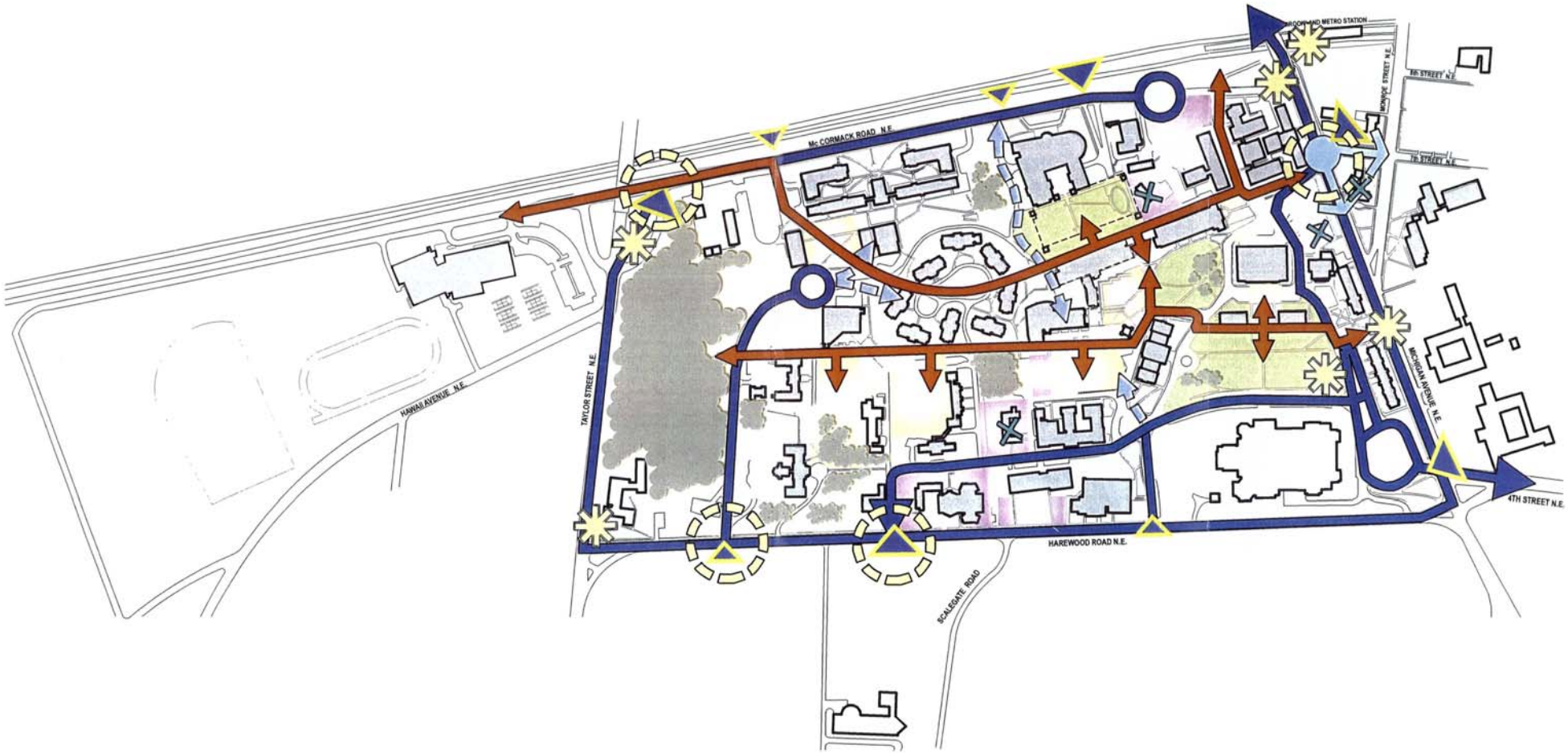
Exhibit 16: Constraints

- Problem Intersection
- Visual Tension
- Confusing Circulation
- Steep Slope
- Anomally
- Physical Barrier
- Problem Building
- Poor Functional Relationship

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Exhibit 17: Framework

- Linkage Opportunities
- Gateway Opportunities
- Open Space Opportunities
- Entrance
- Vehicular Circulation
- Service Route
- Demolition
- Campus Identity Opportunities
- Building Site Opportunities
- Improved Intersection
- Improved Quad

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4.0 ~~PROPOSED~~2002 CAMPUS PLAN

4.1 Guiding Principles of 2002 Campus Plan

The planning effort included the establishment of guiding principles as a foundation for the development and evaluation of campus planning decisions. These principles were established through careful review of the Strategic Plan goals and considerations for how those goals might be supported by continuous improvements to the campus plant assets. The guiding principles are defined below:

- Strengthen academic program relationships through improved adjacencies.
- Emphasize "customer first" through the location of student and visitor services.
- Locate new buildings and landscape to define or enhance open spaces and campus edges and entrances.
- Strengthen campus connections to Metrorail facilities and surrounding streets.
- Create a universally accessible campus environment.
- Create a well-defined, secure and welcoming perimeter to the campus.
- Strengthen CUA campus identity and connections to community.
- Strengthen pedestrian pathways & places, and reduce the impact of the automobile.
- Create and enhance memorable open spaces.
- Recognize and protect the natural topography of the campus.
- Enhance historically significant areas of campus.
- Protect and enhance the 'Spiritual' places on campus.
- Encourage sustainable practices in campus development.

4.2 Overview

The main campus will continue to be the arena for all major academic, administrative, student life, service and support activities. This includes facilities for associated parking and informal, primarily passive, outdoor gatherings and recreation. The northern portion of campus will continue to be improved for student housing, student life administration, varsity athletic, recreational and service support uses, with strong links and security measures between the main campus and the DuFour Athletic Center. The south campus, because of its separation from the main campus by Michigan Avenue, will continue to be slowly phased out as a student housing area, and reserved for cooperative ventures between the University and other appropriate organizations. A comprehensive planning and feasibility study must first be conducted to address the future of University owned property south of Michigan Avenue. The west campus will be improved with a pavilion for outdoor performances and event field, an unpaved cross-country track, an environmental research area, two areas of spiritual repose, a maintenance, truck and material storage structure and temporary housing units.

In the ~~proposed~~2002 plan, the entire campus land area, located within four borders consisting of city streets, is designed as a well-balanced development of buildings, circulation systems, parking, and landscaped green space. The ~~proposed~~ plan respects and builds upon the historic roots of

DeltaView comparison of pcdocs://docsdc1/1262420/2A and pcdocs://docsdc1/1262420/4. Performed on 09/29/04.

campus development. Green transition spaces between campus and the local community are maintained. Within campus, existing quadrangles are preserved. New quadrangles are proposed by careful placement of building projects and the selective removal of surface parking and roadways.

Campus Plan 2002 suggests the relocation of key campus programs to create desirable adjacencies between administrative and support functions, academic and student life programs. Strategic relocations and improvements in the southern portion of the main campus provide opportunities to create program clusters in more suitable spaces and to encourage new partnerships and interdisciplinary initiatives. The completion of the Edward J. Pryzbyla University Center in 2003 ~~will allow~~allowed that process to begin by consolidating food services, student life services, lounges and meeting rooms into one building in the heart of the campus. ~~Once the Pryzbyla Center is fully occupied, the current University Center (Cardinal Hall), North Dining Hall, and select areas in other buildings will be available for reuse.~~ With these changes, the University ~~is considering~~was able to convert ~~the conversion of~~ North Dining Hall into ~~recreational, administrative, and student life support services, while~~the Student Health and Fitness Center. Cardinal Hall ~~provides~~continues to provide a prominent place for high profile and essential administrative/academic functions.

As enrollments grow to support residential replacement projects, options to convert Gibbons Hall for academic programs, and relocate academic programs housed in Marist and O'Boyle Halls will be considered. To meet future academic, administrative and student life needs the University has also identified certain buildings for demolition, sites for new building construction and buildings that may receive additions.

4.3 Building Demolitions

Proposed building demolitions include St. Bonaventure, Conaty, Spellman, Spalding and Salve Regina Halls, the McCarthy, Maintenance Shop and former Bank buildings. All of these buildings were identified for demolition in the 1992 Campus Plan.

St. Bonaventure currently houses academic programs and student life offices. Given its location on the south side of Michigan Avenue, the University prefers to relocate those functions to the main campus. In addition, the building is not readily accessible, and would require extensive renovation to make it so.

Conaty, Spellman and Spalding Halls are existing residence halls located in the south campus area. All three were identified for demolition in the previous ~~c~~Campus ~~p~~Plan as a means of advancing the University's goal for consolidation of academic and residential facilities to the main campus.

Salve Regina Hall, the McCarthy and Maintenance Shop Buildings are all relatively small, obsolete buildings.

..... DeltaView comparison of pcdocs://docsdc1/1262420/2A and pcdocs://docsdc1/1262420/4. Performed on 09/29/04.

The University no longer leases the bank building to an outside entity and prefers to allocate that key parcel of land, adjacent to one of the main entrances to campus, for more appropriate uses.

4.4 New Buildings

Potential new building sites have been identified in locations that will support the mission of the University and contribute to the pattern of buildings surrounding existing or proposed quadrangles, or infill sites along Michigan Avenue and John McCormack Road. These buildings are illustrated and described in exhibits 18 and 19 and include:

- A new academic/administrative building (Building A on exhibit 18) on the site along Michigan Avenue, east of the University Center. It is envisioned as a building built over structured parking of approximately 200 cars. This new building would complete the building streetscape along Michigan Avenue and provide the University with a signature building at one of its main campus entrances.
- A new academic/administrative building (Building C on exhibit 18) and similarly, completing the streetscape along John McCormack Road, is proposed for the site just south of the power plant, replacing an existing surface parking lot.
- A new academic/administrative building (Building B on exhibit 18) is proposed for the south end of the Law School Quad, and would sit atop an expanded Law School and University Parking Garage with an approximately 250 additional parking spaces.
- A new academic/administrative building (Building E on exhibit 18) is proposed for the north end of a quadrangle created by McMahon, Hannan, and Caldwell Halls.
- A new academic/administrative building (Building D on exhibit 18) is proposed for the site of Salve Regina. This building would also occupy the top of an underground parking structure of approximately 300 spaces.
- New residence halls are envisioned for the northern portion of the campus near the existing residence halls. The residence halls would be provided through either new construction near Flather Hall, and/or the renovation of Marist and/or O'Boyle Halls or the demolition and replacement of those buildings with new residential structures. (Buildings F on exhibit 18)

Further study will be required to determine the most appropriate approach for providing campus housing improvements. A number of factors must be considered when evaluating Marist and O'Boyle Halls for renovation, or demolition and new construction including costs, building features and amenities. Costs of renovation, or demolition and replacement with new buildings, regulatory requirements, operational and maintenance costs need to be factored into a comprehensive cost benefit analysis.

Exhibit 19A shows the buildings proposed for the west campus. These buildings include a new recycling center and storage facility, a partially enclosed outdoor pavilion and temporary housing units.

4.5 Building Renovations

DeltaView comparison of pcdocs://docsdc1/1262420/2A and pcdocs://docsdc1/1262420/4. Performed on 09/29/04.

As a result of new construction and the relocation of programs from existing buildings into new facilities, several buildings ~~will~~have become available for renovation and reuse. Campus Plan 2002 ~~contemplates~~contemplated that the following building renovations would generate additional quality, functional space for strategic initiatives: Keane Hall, Cardinal Hall (former university center), North Dining Hall. As a result of the opening of the Pryzbyla Center in 2003, the North Dining Hall has already been converted to the Student Health and Fitness Center.

Campus Plan 2002 also emphasizes the importance of preserving prominent, strategic facilities due for comprehensive renovation, including: Caldwell Hall, Gibbons Hall, St. Vincent de Paul Chapel, Regan Hall, Ryan Hall, Maloney Hall and Mullen Library~~, currently undergoing a Phase I renovation~~.

Since the approval of Campus Plan 2002, CUA has made life safety improvements to Regan, Ryan and Spellman Halls.

4.6 Building Additions

Several buildings ~~have been~~were identified for potential additions in the 2002 Campus Plan.

- Mullen Library: an enclosed loading area with library space above.
- Crough Hall: an addition on the eastern side of the existing building for academic uses.
- North Dining Hall: an expansion and renovation to accommodate student life facilities.
- Hannan Hall: an addition over the loading area for academic uses.
- DuFour Center: an addition to the north side of the building.
- Cardinal Hall (former university center): addition over first floor exterior service area
- Life Cycle Institute: an additional floor
- Columbus School of Law: an additional floor (to one wing)

As previously noted, the general land use policy will continue to follow the historical development of the campus. New projects will be sited as individual buildings surrounded by green space and will be within the height and density of their immediate context. Building scale, massing, proportions and fenestration will respect the neighboring facilities and the system of pathways and landscaping will conform to campus standards. The campus will continue to provide a park-like setting of buildings and green space.

Key	Proposed Buildings	GSF	Floor No.
A	Acad./Admin. Building	35,000	3
B	Acad./Admin. Building	50,000	3
C	Acad./Admin. Building	30,000	4
D	Acad./Admin. Building	45,000	4
E	Acad./Admin. Building	30,000	4
F	Residence Halls	450,000	4 or 5
	Subtotal - Proposed Buildings	640,000	

4.7 Development Summary and Floor Area Ratio

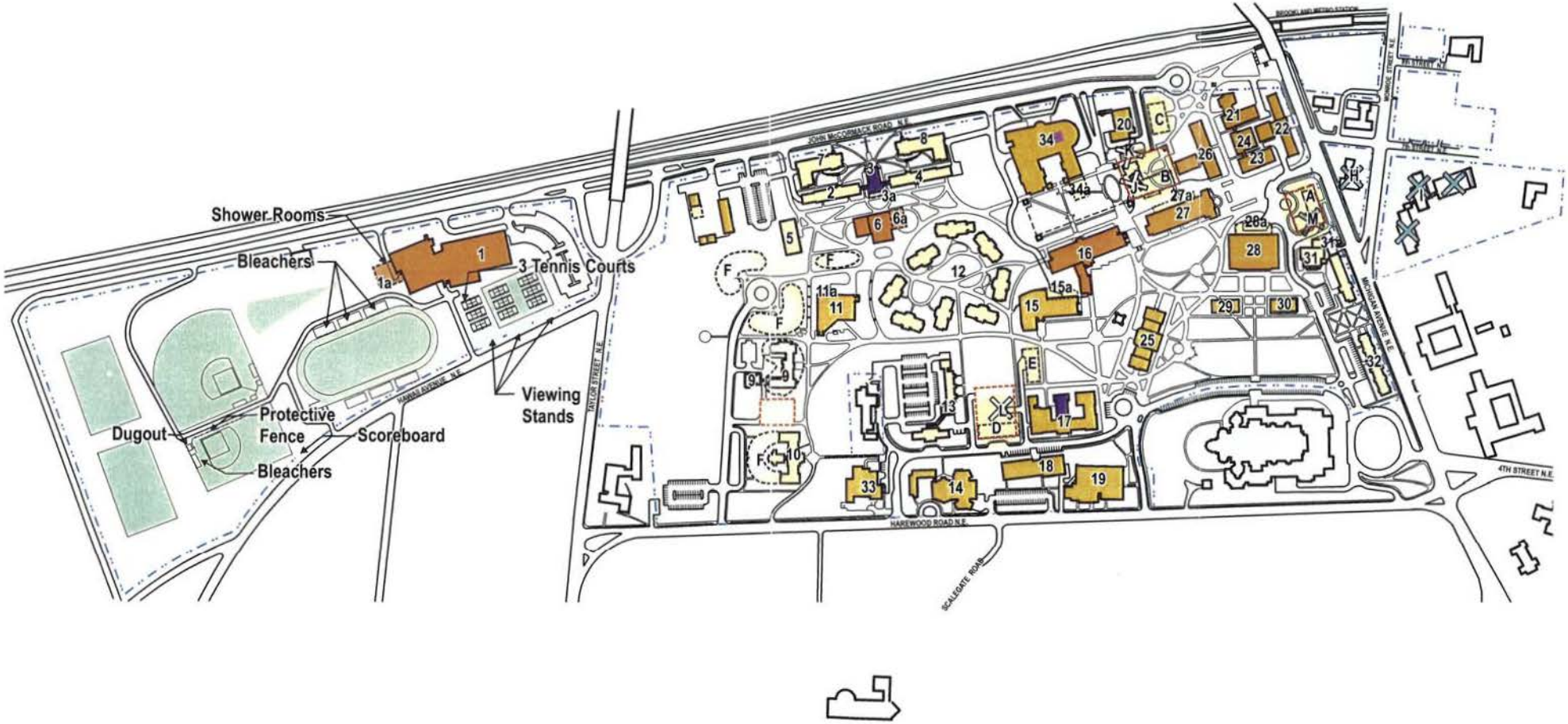
DeltaView comparison of pcdocs://docsdc1/1262420/2A and pcdocs://docsdc1/1262420/4. Performed on 09/29/04.

Exhibit 19 summarizes the maximum development impact of Campus Plan 2002, identifying existing buildings to remain, those proposed to be demolished, those with a potential for a prudent addition and potential new buildings.

The proposed main campus and DuFour Center Athletic Complex planning areas will remain zoned R-5-A, a high-density residential zoning category that permits university use as a special exception.

All new and existing construction will conform to limitations of building height, setbacks, site coverage and Floor Area Ratio (FAR). Allowable FAR on the main campus and the DuFour Athletic Complex is 1.80. The improvements proposed by Campus Plan 2002, if all potential development is completed, increases the FAR only slightly, to .44, still well below the allowable FAR. As a result of the acquisition of the 49-acre parcel with few improvements and plans for only minimal construction, the FAR has dramatically decreased.

DeltaView comparison of pcdocs://docsdc1/1262420/2A and pcdocs://docsdc1/1262420/4. Performed on 09/29/04.



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Exhibit 18: Proposed Building Uses and Facilities

- Existing Residential
- Proposed residential
- Existing Outdoor Athletic / Recreation
- Proposed Outdoor Athletic / Recreation
- Proposed Academic/ Administrative
- Proposed Student Life
- New Building
- Religious
- Religious
- Academic/ Administrative
- Student Life
- Vacant / Phase-out
- Non-CUA
- Demolition

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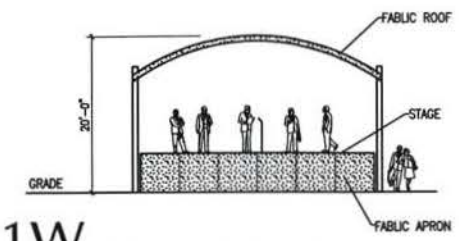
THE CATHOLIC UNIVERSITY OF AMERICA

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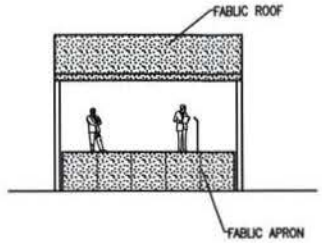
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EXHIBIT 18A1

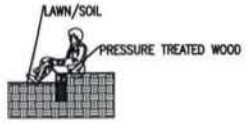
SITE PLAN



1W EVENT FIELD STAGE FRONT ELEVATION CONCEPT



EVENT FIELD STAGE SIDE ELEVATION CONCEPT



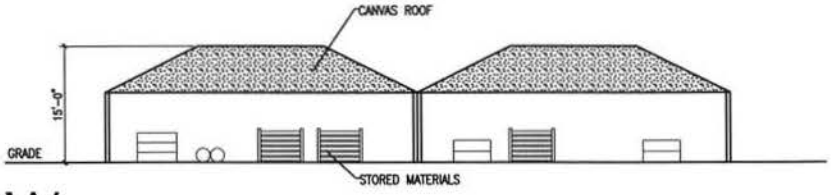
EVENT FIELD SEATING CONCEPT



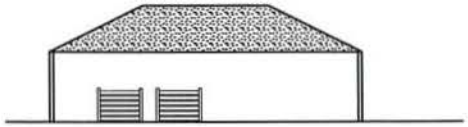
2W TEMPORARY HOUSING UNITS FRONT ELEVATION CONCEPT



TEMPORARY HOUSIING UNITS SIDE ELEVATION CONCEPT



3W MATERIAL STORAGE STRUCTURE FRONT ELEVATION CONCEPT



MATERIAL STORAGE STRUCTURE SIDE ELEVATION CONCEPT



SPIRITUAL REPOSE CONCEPT

THE CATHOLIC UNIVERSITY OF AMERICA	WASHINGTON DC	THE CATHOLIC UNIVERSITY OF AMERICA	LEO A DALY		EXHIBIT 18A2
					CONCEPTUAL ELEVATIONS

Key	Existing Buildings to Remain	GSF	No. of Floors	Comments
1	Raymond DuFour Center	98,871	3	
2	Regan Hall	30,164	3	
3	St. Vincent de Paul Chapel	7,276	3	
4	Ryan Hall	32,016	3	
5	Flather Hall	40,120	5	
6	North Dining Hall	16,139	1	
7	Millenium North	51,984	3	
8	Millenium South	53,680	3	
9	Marist Hall & Annex (Alumni Centre)	68,779	3.5	*Potential Demoliton or Renovation*
10	O'Boyle Hall	65,260	4	*Potential Demolition or Renovation*
11	Life Cycle Institute	44,428	3	
12	Centennial Village	152,670	4	
13	Curley Hall	43,953	3	
14	Hartke Theatre Complex	51,440	2.5	
15	Hannan Hall	91,000	4.5	
16*	Pryzbyla Center	100,000	4	
17	Caldwell Hall	168,583	4	
18	Leahy Hall	56,471	3	
19	Ward Hall	57,610	3	
20	Power Plant	24,002	2	
21	Gowan Hall	34,803	4	
22	Maloney Hall	64,144	2.5	
23	McCort-Ward Hall	32,040	3	
24	Nursing-Biology Building	30,507	3	
25	McMahon Hall	99,429	3	
26	Pangborn Hall	81,259	4.5	
27	Crough Center	43,354	2	
28	Mullen Library	122,667	3.5	
29	Shahan Hall	28,717	3	
30	Keane Hall	37,633	3	
31	Cardinal Hall**	72,364	3	
32	Gibbons Hall	48,944	4	
33	Nugent Hall	13,582	3	
34	Columbus School of Law	188,412	4	
	Chemical Storage Building	380		
	Grounds Shop and Shed	5,760		
	Material Handling Facilities	1,080		
	Subtotal - Existing Buildings to Remain	2,159,521		

* Building under construction

** Former university center

	Proposed Building Additions			
1a	Raymond DuFour Center	16,000	1	*Expansion for Shower Rooms*
3a	St. Vincent de Paul Chapel Addition	1,000	1	
6a	North Dining Hall Addition	4,200	1	
11a	Life Cycle Institute	14,800	1	*An Additional Floor*
15a	Hannan Hall Addition	16,000	4	*First Floor Used for Exterior Service*
27a	Crough Center Addition	5,500	1	*First Floor*
28a	Mullen Library Addition	23,000	3	*First Floor Used for Exterior Service*
31a	Cardinal Hall Addition	10,000	3	*First Floor Used for Exterior Service*
34a	Columbus School of Law	2,500	3	*Expansion of South Wing*
	Material Handling Facility Expansion	2,500	1	
	Subtotal - Proposed Additions	95,500		

Key	Proposed Buildings	GSF	No. of Floors	Comments
A	Acad./Admin. Building	35,000	3	
B	Acad./Admin. Building	50,000	3	
C	Acad./Admin. Building	30,000	4	
D	Acad./Admin. Building	45,000	4	
E	Acad./Admin. Building	30,000	4	
F	Residence Halls	450,000	4 or 5	
	Subtotal - Proposed Buildings	640,000		

	Demolition			
H	St. Bonaventure	18,349	3	Demolish
I	Conaty, Spalding, Spellman Halls	126,681	4,4,5	Demolish
J	McCarthy Building	2,606	1	Demolish
K	Maintenance Building	6,262	1	Demolish
L	Salve Regina	11,110	3	Demolish
M	Bank Building	838	1	Demolish
	Subtotal - Demolition	165,846		

Square Footage Summary	Total SF
Existing Buildings to Remain	2,159,521
Proposed Building Additions	95,500
Proposed Buildings	640,000
Proposed Demolition	(165,846)
Total Square Footage Added	**569,654**
Total Proposed Building Square Footage	**2,729,175**

F.A.R. Summary	F.A.R.
Allowable F.A.R.	1.80
Existing F.A.R.	0.37
Proposed F.A.R.	0.44

The Catholic University of America Master Plan

Washington, D.C.

Exhibit 19: Development Summary

prepared by:

EDAW DESIGN, ENVIRONMENTS, ECONOMICS, AND PLANNING WORLDWIDE

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Architecture & Engineering, P.C.

Key	Existing Buildings	GSF	No of Floors
1	Raymond DuFour Center	98,871	3
2	Regan Hall	30,164	3
3	St. Vincent de Paul Chapel	7,276	3
4	Ryan Hall	32,016	3
5	Flather Hall	40,120	5
6	North Dining Hall	16,139	1
7	Millennium North	51,984	3
8	Millennium South	53,680	3
9	Marist Hall & Annex	68,779	3.5
10	O'Boyle Hall	65,260	4
11	Life Cycle Institute	44,428	3
12	Centennial Village	152,760	4
13	Curley Hall	43,953	3
14	Hartke Theatre Complex	51,440	2.5
15	Hannan Hall	91,000	4.5
16	Przbyla Center	100,000	4
17	Caldwell Hall	168,583	4
18	Leahy Hall	56,471	3
19	Ward Hall	57,610	3
20	Power Plant	24,002	2
21	Gowan Hall	34,803	4
22	Maloney Hall	64,144	2.5
23	McCort-Ward Hall	32,040	3
24	Nursing-Biology Building	30,507	3
25	McMahon Hall	99,429	3
26	Pangborn Hall	81,259	4.5
27	Crough Center	43,354	2
28	Mullen Library	122,667	3.5
29	Shahan Hall	28,717	3
30	Keane Hall	37,633	3
31	Cardinal Hall	72,364	3
32	Gibbons Hall	48,944	4
33	Nugent Hall	13,582	3
34	Columbus School of Law	188,412	4
	Chemical Storage Building	380	1
	Grounds Shop and Shed	5,760	1
	Materials Handling Facilities	1,080	1
4W	South Gatehouse	4,800	1
5W	North Gatehouse (at Scalegate Rd)	1,700	1
	Subtotal - Existing Buildings	2,166,111	

Key	Proposed Buildings	GSF	No of Floors
A	Acad/Admin. Building	35,000	3
B	Acad/Admin. Building	50,000	3
C	Acad/Admin. Building	30,000	4
D	Acad/Admin. Building	45,000	4
E	Acad/Admin. Building	30,000	4
F	Residence Halls	450,000	4 or 5
1W	Pavilion	800	1
2W	Temporary Housing Units	9,600	1
3W	Structure	3,200	1
	Subtotal - Proposed Buildings	653,600	

Key	Demolition	GSF	No of Floors
H	St. Bonaventure	18,349	3
I	Conaty, Spalding, Spellman Halls	126,681	4,4,5
J	McCarthy Building	2,606	1
K	Maintenance Building	6,262	1
L	Salve Regina	11,110	3
M	Bank Building	838	1
	West Campus sheds	1,100	1
	Subtotal - Demolition	166,946	

Square Footage Summary - Site	Acreage	SF
Main Campus	95.30	4,152,156
South Campus	7.70	335,412
North Campus	40.50	1,764,180
West Campus	49.00	2,134,440
Total Site Square Footage	192.50	8,386,188

Square Footage Summary - Buildings	Total SF
Existing Buildings to Remain	2,166,111
Proposed Building Additions	95,500
Proposed Buildings	653,600
Proposed Demolition	(166,946)
Total Proposed Building Square Footage	2,748,265

FAR SUMMARY	FAR
Allowable FAR	1.80
Existing FAR [not including West Campus]	0.37
2002 Proposed FAR [not including West Campus]	0.44
2004 Proposed FAR [including West Campus]	0.33

4.8 Vehicular Circulation

Consistent with the Campus Plan approved in 1992, CUA intends to continue to clarify and improve vehicular access to and within campus through the elimination of redundant roadways, the consolidation of surface parking in larger, perimeter surface or structured parking areas, and modifications to campus entrances along Michigan Avenue, Harewood Road, and John McCormack Road. Proposed changes set forth in the 2002 Campus Plan are designed to reinforce the University's identity along its bordering roadways to facilitate visitor arrival and way-finding, provide opportunities to replace impervious surface with green space, and establish a more pedestrian-friendly campus core.

Campus Plan 2002 proposes to strengthen the existing Michigan Avenue entrance near 7th Street as the main campus entry. Due to the diagonal relationship formed by Monroe Street, Michigan Avenue, and 7th Street, the intersection of Michigan Avenue and 7th Street is somewhat confusing. The University is encouraged by preliminary discussions with district agencies to improve conditions at the intersection of Michigan Ave. and 7th Street.

The northbound, one-way segment of John McCormack Road that intersects Michigan Avenue just west of the Michigan Avenue Bridge, needs to be addressed to eliminate the illegal and dangerous public traffic conflicts, and the use of the CUA campus by unauthorized vehicles. The preference is to have John McCormack Road terminate in a cul-de-sac near the Metro station entrance. With the closure of the John McCormack Road and Michigan Avenue intersection, a cul-de-sac would be installed to provide access to both the area adjacent to the entrance to the Metrorail Station and the campus, and to allow traffic to turn around. Along with this suggested change, CUA would close the portion of the private campus roadway from John McCormack Road to the interior of the main campus. The benefits of these road closures include the elimination of a dangerous intersection at Michigan Avenue and John McCormack Road, the elimination of vehicular and pedestrian conflicts between the campus and the Metrorail station entrance, and the elimination of unauthorized traffic in a heavily used pedestrian zone of campus.

The installation of attractive traffic islands in the entrance area shared by the Basilica and CUA is proposed to facilitate traffic flow, and to reduce the amount of impervious surface at this entrance.

North of the Basilica, the minor campus entrance from Harewood Road to the campus roadway in front of Ward Hall would continue to be used, with exiting restricted. The plan suggests no changes to this entrance unless the District of Columbia provides traffic calming or signalization. To clarify the entrance and facilitate the right-turning movements of in-coming vehicles, the plan proposes the removal of a few parking spaces near the entrance.

Campus Plan 2002 proposes improvements to the campus entrance adjacent to Nugent Hall from Harewood Road to create a more significant campus entry, and to address internal parking and circulation changes. Proposed improvements to this entrance included mirroring the Nugent Hall signage/wall feature on the other side of the entrance to create a campus gateway, as well as increasing the width of the entrance to create one lane for entering the campus and two lanes for

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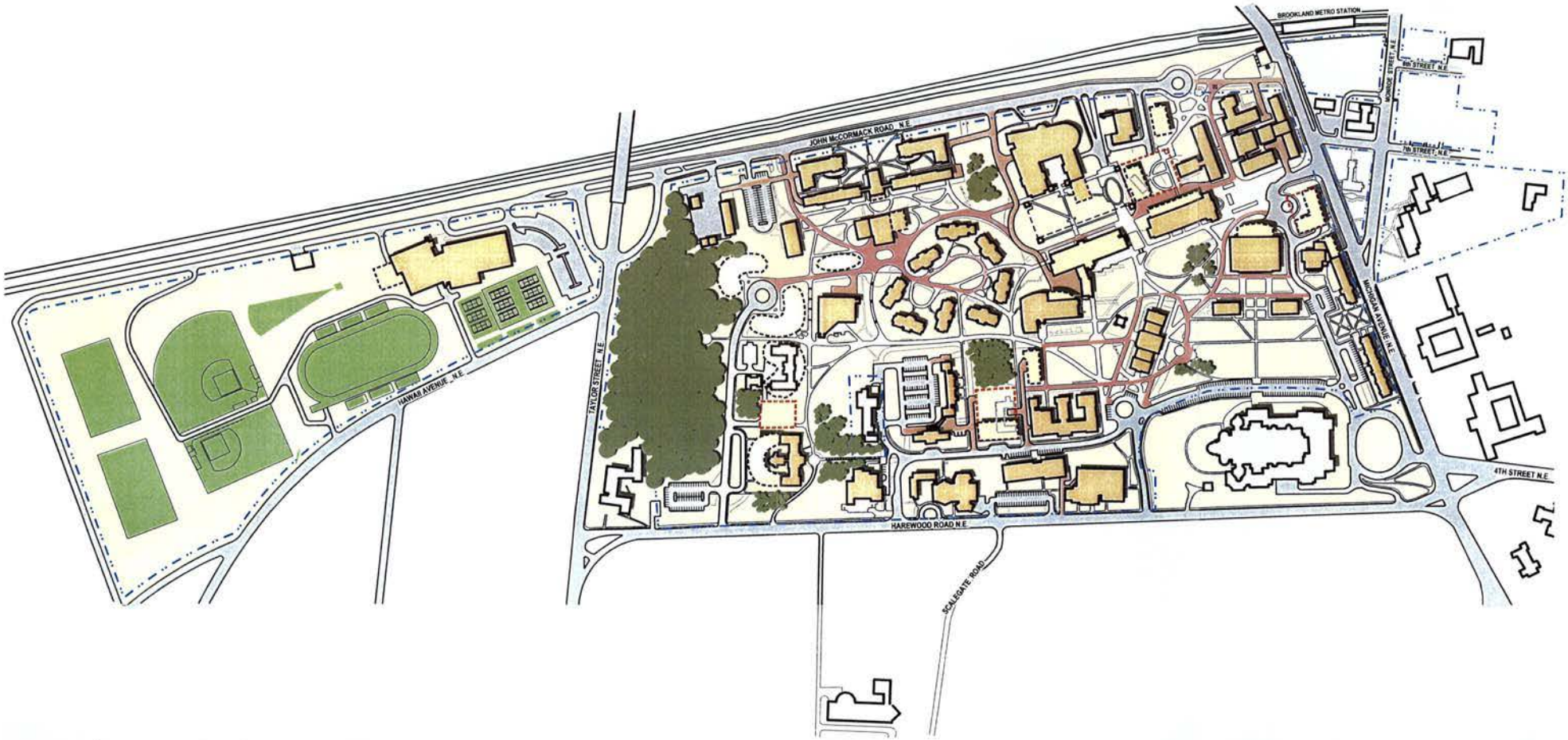
exiting. To accomplish the increased width, and to provide desired landscaping, the entrance has been shifted to the south, to the location of an existing parking lot entrance. A small parking lot would be eliminated, with a planned relocation of the spaces elsewhere on campus.

Vehicular circulation in the northern zone of the campus would continue to be served by the northernmost entrance on Harewood Road and a campus roadway terminating at a cul-de-sac located near new residence halls east of Marist Hall.

Vehicular circulation on the southeastern and northeastern zones of the campus would be limited to access to parking and service areas.

Campus Plan 2002 proposes an improved campus roadway system, created by utilizing existing roadways to connect the Michigan Avenue entrance at 7th Street and the Harewood Road entrance near Nugent Hall, and to connect vehicular circulation in the southern and western portions of the campus. Some internal roadways would be transformed into pedestrian pathways. Additional pedestrian-friendly circulation is proposed to also handle essential access by authorized service and emergency vehicles, where required. These changes will help create a pedestrian campus core that is composed of the mall, St. Thomas Hill, the green space west of the Pryzbyla Center, and the west campus, and the new quadrangle north of McMahon Hall.

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Exhibit 20: Proposed Circulation

- Pedestrian/Service/Emergency/VIP
- Vehicular/Service
- Parking & Vehicular Circulation
- Pedestrian Only
- Parking Structure

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4.9 Parking

Campus Plan 2002 aims to reduce surface parking in select areas of the campus, and provide improved parking at the campus perimeter. This is consistent with the University goal to continue efforts to consolidate scattered parking lots into fewer, but well-placed, locations to enable a more pedestrian friendly campus to evolve, while also supporting environmental and green campus objectives.

Temporary surface lots are proposed in some locations where parking structures may be constructed in conjunction with new buildings in the future. A temporary surface lot is proposed for the site next to the current University Center (future Cardinal Hall) where a parking structure is proposed along with an academic/administrative building. An existing surface lot near the Power Plant would remain unless a University Parking Garage expansion is necessary as part of construction of a potential academic/administrative building. Demolition of Salve Regina opens the site for a temporary surface parking lot, but ultimately, perhaps a parking structure if a new academic/administrative building is constructed at that location. Between Marist and O'Boyle Halls, expansion of an existing surface parking lot is suggested, with the potential for a future parking structure.

Additional perimeter surface parking lots are proposed: west of Leahy Hall along Harewood Road, north of Curly Hall, and a parking lot across the campus roadway from O'Boyle Hall. Existing surface parking areas to remain include the parking lot north of Millennium North and South along John McCormack Road, and the parking lot south of the Du Four Center.

Near McMahon Hall, approximately a third of the parking spaces in the McMahon lot would be removed in the short term as the first phase of a new quadrangle in the campus core. Eventually, all of the parking spaces in this parking area are proposed for removal. Another parking lot that would be eliminated in the longer term would be the parking area north of O'Boyle Hall, if that area is used for an addition to O'Boyle Hall.

The proposed short term parking supply of 1,936 will meet University needs for current on-campus parking as it exceeds the number of spaces utilized during periods of peak use. In addition, the proposed long term parking supply of 2,340 exceeds the 1,880 spaces determined in the 1992 Campus Plan to be adequate to meet parking needs if the maximum development identified in the 1992 Campus Plan was completed. Enrollment goals for the 2002 Campus Plan continue to be consistent with the maximum total enrollment of 7,500 FTEs in the 1992 Campus Plan.

In addition to an increase in the total number of parking spaces available on-campus, the University has a long-standing Transportation Management Program (see Appendix II) that encourages Metrorail use and car-pooling by the campus community and visitors, as part of a comprehensive plan of action to minimize traffic impact and parking needs.

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	Zone	Existing	Proposed Short-Term	Difference	Proposed Long-Term	Difference
	South	322	284	-38	464	+142
	West	368	421	+53	571	+203
	North	223	244	21	209	-14
	Southeast	512	474	-38	583	+71
	Northeast	517	513	-4	513	-4
	Total	1,942	1,936	-6	2,340	+398

The Catholic University of America Master Plan

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Exhibit 21: Proposed Parking Zones

Long-Term Parking (#)

Short-Term Parking (#)

Parking Structure - - -

prepared by:

EDAW DESIGN, ENVIRONMENTS, ECONOMICS, AND PLANNING WORLDWIDE

Einhorn Yaffee Prescott
Architecture & Engineering, P.C.

4.10 Campus Gateways and Perimeter Enhancements

Campus Plan 2002 proposes several perimeter enhancement strategies that address the University's identification needs and safety concerns. Establishing a pattern of streetscape elements unique to CUA such as banners, lights, planters, benches and other furnishings, and street tree plantings will increase awareness and identity of the campus. Providing updated and coordinated campus signage and way-finding systems will also strengthen the campus identity and improve the visitor experience. Several entrance improvements, achieved in continued partnership with District of Columbia agencies, are proposed to improve safety and to better identify access to and from the University at its adjacent public roadways. In addition to the physical changes to the roadways, landscape enhancements are planned.

4.11 Landscape and Open Space Enhancements

Today's students and faculty bring expectations of environmental responsibility with them to their college campuses. To continue to be responsive to those expectations, and to promote the University's role as a community leader, Campus Plan 2002 promotes sustainable design practices through the reuse of existing facilities where practical, the use of recycled materials, minimization of impervious surfaces, the introduction of innovative storm water management techniques and native plant material, and other landscape management practices. Initiatives are proposed to eliminate excess pavement to reduce vehicular and pedestrian conflicts and to improve the campus aesthetic support efforts to implement sustainable design practices.

Campus Plan 2002 also suggests the reintroduction of the woodland character historically present on campus to the northern, residential area of campus by returning the area around Centennial Village and the McCormack Road residence halls to a landscape of wooded hillside. With this reintroduction the campus can reconnect to the wooded area on the north side and provide residential students and others with an urban campus living environment that also offers a wooded retreat.

Streetscape and pedestrian enhancements will be advanced with the removal of parking along key campus roadways. Providing or widening sidewalks in important pedestrian and vehicular areas, such as west of Caldwell Hall, is proposed. The introduction of pedestrian scale elements throughout campus, such as special paving, furniture, lighting and plantings will reinforce the pedestrian nature of the campus. Examples of improvements since the last ~~c~~Campus ~~p~~Plan include pleasant, and popular settings in front of the current University Center/Cardinal Hall and Hannan Hall. Proposed improvements to prominent campus buildings and open spaces include careful selection and location of shade trees and other plantings. Systems for orientation opportunities through enhanced visual connections, consistent and coordinated identification of streets, places and building names are proposed to enhance the campus visitor experience.

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5.0 ZONING REGULATIONS

In all respects, the application fully complies with 11 DCMR § 210 et seq.

A. The use is a college or university that is an academic institution of higher learning. (Subsection 210.1)

As stated above, CUA was formally established as a center for graduate studies in theology at the Third Plenary Council of Baltimore in 1884. On April 21, 1887, the University was formally incorporated under the laws of the District of Columbia, and in 1928, a special act of the Congress expanded the University's authority, extended its services and increased the membership of its governing body, the Board of Trustees. In 1964, the University elected to avail itself of the non-profit corporation provisions of the District of Columbia Code by filing a Statement of Election to Accept with the appropriate authorities of the District of Columbia. Thus, CUA is clearly an academic institution of higher learning.

B. The use is located so that it is not likely to become objectionable to neighboring property because of noise, traffic, number of students, or other objectionable conditions. (Subsection 210.2)

The University has a unique location and low intensity of use. As a result, CUA does not create objectionable conditions on neighboring properties. While the University is located primarily within residential zone districts, it is surrounded by many other institutional uses, rather than residential homes. Additionally, the network of streets surrounding the campus act as a natural buffer between the entire campus and nearby property owners. The current total student enrollment ~~at CUA~~in Fall 2004 is ~~4,357~~4,710 FTE, well below the cap of 7,500 FTE students set forth in the 1992 and 2002 Campus Plans. This number of students and faculty results in only a minimal impact on the surrounding community. Further, the report of the traffic engineer ~~establishes~~established that there are no adverse traffic impacts associated with the Plan. The acquisition of the west campus has no impact on traffic.

C. The ~~subject property~~main campus is located within the R-4, R-5-A, C-1 and CM-1 Districts ~~and all~~. The west campus is unzoned. All development under the ~~proposed~~ amended cCampus pPlan when added to all existing buildings and structures on the campus, does not exceed the gross floor area prescribed for the R-5-B District. (Subsection 210.3)

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For colleges and universities located in a residential district, the maximum bulk normally applicable in zoning districts may be increased, provided the total bulk shall not exceed that prescribed for the R-5-B District (1.8 FAR). In the 1992 Campus Plan, an FAR of 0.49 was approved, far below the 1.8 FAR that the Zoning Regulations permit. Over the course of the 1992 Campus Plan, a number of obsolete buildings were demolished, while a new Columbus School of Law, underground parking garage, storage and grounds facilities, addition to North Dining Hall, new residences, and a university center have been or are in the process of being constructed. If all of the currently approved buildings are constructed, the campus would have an FAR of 0.46, far below the planned 0.49 FAR approved in the 1992 Campus Plan and the maximum FAR allowed by the Zoning Regulations. As discussed previously, the University seeks approval to construct 735,500 square feet of new buildings and building additions for the period covered by Campus Plan 2002, and plans to demolish 165,846 square feet of existing building area. ~~Thus~~Not taking into account the west campus, once these additions and demolitions are complete, the campus ~~will~~would have an FAR of 0.44. However, the addition of the west campus further decreases the FAR.

D. **The University herein submits its amended 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: 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 of the capacity of all present and proposed campus development. (Subsection 210.4)**

The University's plan for developing the campus as a whole is discussed throughout Campus Plan 2002 and the Amended Campus Plan 2002.

E. **Within a reasonable distance of the university campus, and subject to compliance with § 210.2, the Commission ~~is a proper university function. (Subsection 210.5)~~ may permit the interim use of land or improved property with any use that it determines appropriate. (Subsection 210.5).**

No interim use of land is proposed by CUA.

F. **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 until and unless the Commission has approved an amendment to the campus plan applicable to the site; provided that for this purpose a major new building**

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is defined as one specifically identified in the campus plan. (Subsection 210.6)

No such change is contemplated in this ~~c~~Campus ~~p~~Plan.

G. Compliance with the Policies of the District Elements of the Comprehensive Plan. (Subsection 210.7)

CUA is designated for institutional use on the District of Columbia's Land Use Map. College and University use is consistent with this designation. Campus Plan 2002 also carries out many important policies of the Comprehensive Plan pertaining to architectural character, building height limitations, physical and symbolic imagery, streetscapes, sidewalks and urban parks and places. Additionally, the continued vitality and strength of CUA is an important factor in furthering the goal of stability in Ward 5.

H. The Proposed Buildings Are Within the Floor Area Limit for the Campus as a Whole. (Subsection 210.8)

As discussed above, the 1992 Campus Plan allowed for an FAR of ~~0.49. If all planned construction~~0.49, and ~~demolition takes place over the course of~~2002 Campus Plan ~~2002, the total~~allowed for an FAR ~~will be 0.44~~of 0.44 by 2012. However, the acquisition of the west campus causes the FAR to decrease significantly to 0.33.

I. Referral to the District of Columbia Office of Planning and the District of Columbia Department of Public Works. (Subsection 210.9)

The University and its representatives ~~have met with members of~~are submitting this Amended 2002 Campus Plan to the Office of Planning and the Department of Public Works ~~staff to~~for review ~~Campus Plan 2002.~~

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6.0 ACKNOWLEDGEMENTS

The development of Campus Plan 2002 for The Catholic University of America ~~has been~~was a cooperative effort on the part of many individuals representing the Board of Trustees and University administrators, faculty and students as well as consultants from EDAW, Inc., Einhorne Yaffee Prescott, and O.R. George Associates.

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The development of Amended 2002 Campus Plan 2002 has been facilitated by several individuals representing the Board of Trustees and University administrators, as well as Leo A. Daly Architects.

~~**Appendices**~~

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