GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

Office of the Director

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MEMORANDUM

DATE: December 3, 2004

TO: District of Columbia Zoning Commission

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

FROM: David J. McGettigan, AICP

SUBJECT: Zoning Commission Case No. 04-25
Catholic University of America Campus Plan 2002-2012
West Campus - Map Amendment, Campus Plan Amendment and Further Processing
620 Michigan Avenue, N.E.

Summary

The Catholic University of America (CUA) seeks approval of:

- A Zoning Map amendment from Unzoned to R-5-A for Parcel 121/29 in Square 3663;
- A campus plan amendment to add Parcel 121/29 in Square 3663 to the campus; and,
- Further processing for development of the new parcel for university uses.

The applicant proposes the following uses and improvements on the parcel:

- A pavilion for outdoor performances
- 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 with approximately 50-60 beds

The 49-acre parcel borders the western part of the Catholic University of America campus.

ZONING COMMISSION
District of Columbia
CASE NO. 04-25
EXHIBIT NO. 8

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Recommended Action:
The Office of Planning (OP) recommends that the application for a map amendment be set down for public hearing with a coincident hearing for the campus plan amendment and further processing. The applicant should incorporate an evaluation of the historic resources on the new property into its current historic resources inventory that was developed as part of the last campus plan.

Background

The Catholic University of America has acquired 49 acres of land to the west of the main campus across Harewood Road, NE. The new parcel, formerly U.S. Government property under control of the U.S. Soldiers' and Airmen's Home, is bounded on the north by the Pope John Paul II Cultural Center, on the west by the main campus of the Soldiers' and Airmen's Home, and on the south by a parking lot serving the Basilica of the National Shrine of the Immaculate Conception.

The largely wooded parcel has several structures on the site including two single-family detached dwellings with various accessory buildings. The topography is varied. A private road traverses the northern portion of the property from Harewood Road to North Capitol Street.

Zoning Commission Order No. 02-20 approved the current Catholic University campus plan on May 23, 2003 with the following conditions:

1. Approval of the Campus Plan shall be until May 22, 2012.
2. The approved Campus Plan boundaries shall be as set forth in the 2002 Plan. There shall be no change to the Campus Plan boundaries approved in connection with the 1992 Plan.
3. The maximum enrollment shall be 7,500 full-time equivalent (FTE) students based on the fall enrollment numbers. The full-time equivalent student enrollment shall be calculated as follows:
    (a) Undergraduate student FTE: the total number of semester credit hours awarded to undergraduate students divided by 15 semester hours.
    (b) Graduate student FTE: the total number of semester credit hours awarded to graduate students divided by 9 semester hours.
    (c) Total FTE: the sum of the undergraduate and graduate student FTEs.
4. The number of faculty and staff shall not exceed 1,710 during the 10-year period of the Plan.
5. A maximum of 2,340 parking spaces shall be provided on campus over the 10-year period of the Plan.
6. A maximum density of 0.44 FAR or a gross floor area of 2,729,175 square feet shall be permitted by the year 2012.
7. The areas of the South Campus where buildings may be demolished shall be graded and landscaped in a professional manner in a park-like setting (e.g., seeded) within six months of demolition of any or all buildings.
8. One hundred percent of the traditional, hll-time undergraduate, non-commuter freshmen and sophomores are required to live on campus.

9. CUA shall provide a yearly report to the Zoning Commission documenting enrollment numbers, the number of beds available, and the numbers of beds utilized by undergraduates and graduates.
10. CUA must submit to the HPO and the Zoning Commission a historic preservation element to the Campus Plan within one year of the effective date of this Order. Until the element is submitted to the Commission, CUA will not demolish any structures other than Salve Regina and St. Bonaventure Halls.

One further processing under the 2002-2012 campus plan has been approved by Zoning Commission Order No. 04-10 to allow continued use of temporary housing on the campus until 2009.

Plan Overview

The applicant proposes to increase the boundaries of the campus by adding Parcel 121/29 of Square 3663, a 49-acre parcel to the west across Harewood Rd, to the campus. The following uses and structures are proposed for the new parcel:

- A pavilion for outdoor performances with lawn seating in a terraced 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.

There are no proposed changes in enrollment, personnel or faculty associated with the campus plan amendment.

Building Development

The acquisition of the west campus will add 6,500 square feet of gross floor area (GFA) with the addition of the existing South Gatehouse (4800 SF) and North Gatehouse (1,700 SF). The existing sheds, totaling approximately 1,100 square feet will be demolished. The new pavilion will add 800 square feet in gross floor.area, the 6 termporary housing units will add 9,600 square feet of GFA and the Maintenance truck and Material Storage Structure will add 3,200 square feet of GFA. This brings the total proposed building gross floor area square footage to 2,748,265. With the addition of the additional 49 acres the proposed total FAR drops from 0.44 to 0.33.

Parking and Circulation

Additional parking and circulation provided on the west campus will be for service vehicles only. The temporary housing, pavilion and event field, and areas of spiritual repose will be accessed mainly be pedestrian and bicycle paths. The truck and material storage yard will be accessed from the existing private road along the northern boundary of the west campus (Scale Gate Road).

Landscaping and Open Space
A vast majority of the west campus will remain wooded open space.

Comprehensive Plan

Square 3663 Parcel 121/29 lies in the Federal category of the Generalized Land Use Map. An excerpt from the Generalized Land Use Map is provided as Attachment 1. The federal land use category of the Comprehensive Plan includes federally occupied land and facilities more specifically identified in the Federal Facilities Element as the predominant use, excluding parks and open space. Surrounding land use designations are institutional to the north and east, federal to the west and south.

Major themes within the Comprehensive Plan relevant to this development are:

1. Stabilizing and improving the District's neighborhoods;
   - ◊ CUA's housing policies can directly impact the stability of surrounding neighborhoods through provision of adequate on-campus housing and pro-actively encouraging neighborly behavior among off-campus students housed in adjoining residential neighborhoods. By providing additional temporary housing on the west campus, CUA continues its goals to supply adequate on campus housing for its students.
2. Preserving and Promoting Cultural and Natural Amenities
   - ◊ CUA provides opportunities for the arts through its educational programs and sponsorship of concerts, performances and exhibits. The new pavilion and outdoor amphitheater will provide a new venue for summertime cultural performances.
   - ◊ The addition of the west campus provides the campus with greater open space and landscaped areas and the proposed uses of the west campus are respectful of this natural resource.
3. Preserving the historic character of the District;
   - ◊ A major new element of the 2002 Campus Plan was the inclusion of a historic resources element and a new inventory of historic resources on the campus. CUA should provide an addendum to that element that documents and evaluates historic resources on the new property.

The Ward 5 element of the Comprehensive Plans has the following references to applicable to the proposed west campus:

1619 WARD 5 URBAN DESIGN
1619.2 ...The National Shrine of the Immaculate Conception, located in the Brookland/CUA area, also attracts many tourists each year. The Franciscan Monastery and Catholic University of America also reinforce the historic and visual image of the ward and city.

The development of the historic preservation element of the campus plan furthers this goal.

1630 WARD 5 ACTIONS IN SUPPORT OF LAND USE/ZONING

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

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

The proposed uses on the west campus would not adversely impact the surrounding residential areas.

Zoning

The main campus and north campus lie in the R-5-A zone district. The south campus has a mixture of R-4, R-5-A, C-1, and C-M-1 zoning. Land to the north and south of the new parcel is R-5-A with unzoned federal land to the west. The R-5-A zone is a low to moderate density general residential zone that permits the matter-of-right development of single-family detached and semi-detached dwellings and with approval of the Board of Zoning Adjustment low density development of general residential uses including rowhouses, flats, and apartments to a maximum floor area ratio (FAR) of 0.9 and a maximum height of 40 feet and 3 stories. This zone is generally mapped in moderate density residential areas as identified in the Comprehensive Plan General Land Use Map.

The choice of a residential zone is appropriate for the new parcel and the proposed university use of the property will still require special exception approval of a campus plan. The R-5-A zone is the lowest density general residential district and is an appropriate zone for institutional uses.

Agency Referrals

This application is being referred to the following District government agencies for review and comment:

1. Department of Transportation;
2. Metropolitan Police Department;
3. Fire and Emergency Medical Services Department;
4. Environmental Health Administration
5. D.C. Board of Education
6. Department of Housing and Community Development; and
7. Department of Consumer and Regulatory Affairs (DCRA).

Community Outreach and Involvement

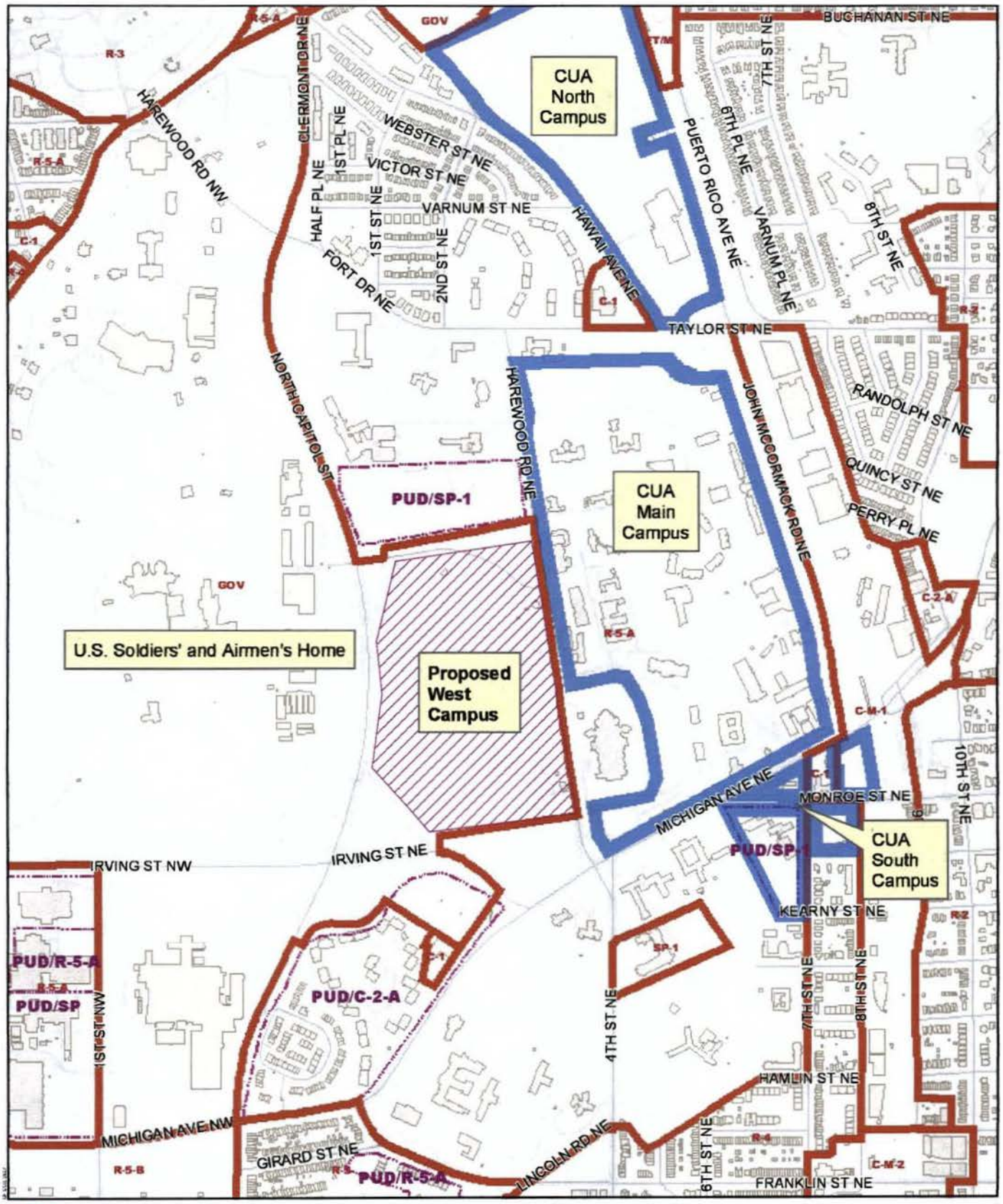
The applicant will be meeting with representatives of ANC 5A and ANC 5C to solicit community comments.

Recommendation

The Office of Planning (OP) recommends that the application for a map amendment be set down for public hearing with a coincident hearing for the campus plan amendment and further processing. In consultation with the Historic Preservation Office, the applicant should incorporate into the historic preservation element of the campus plan documentation and an evaluation of the historic resources on the new property.

ATTACHMENTS:

1. Zoning Map
2. Comprehensive Plan Map
3. Ortho Photo



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Anthony A. Williams, Mayor

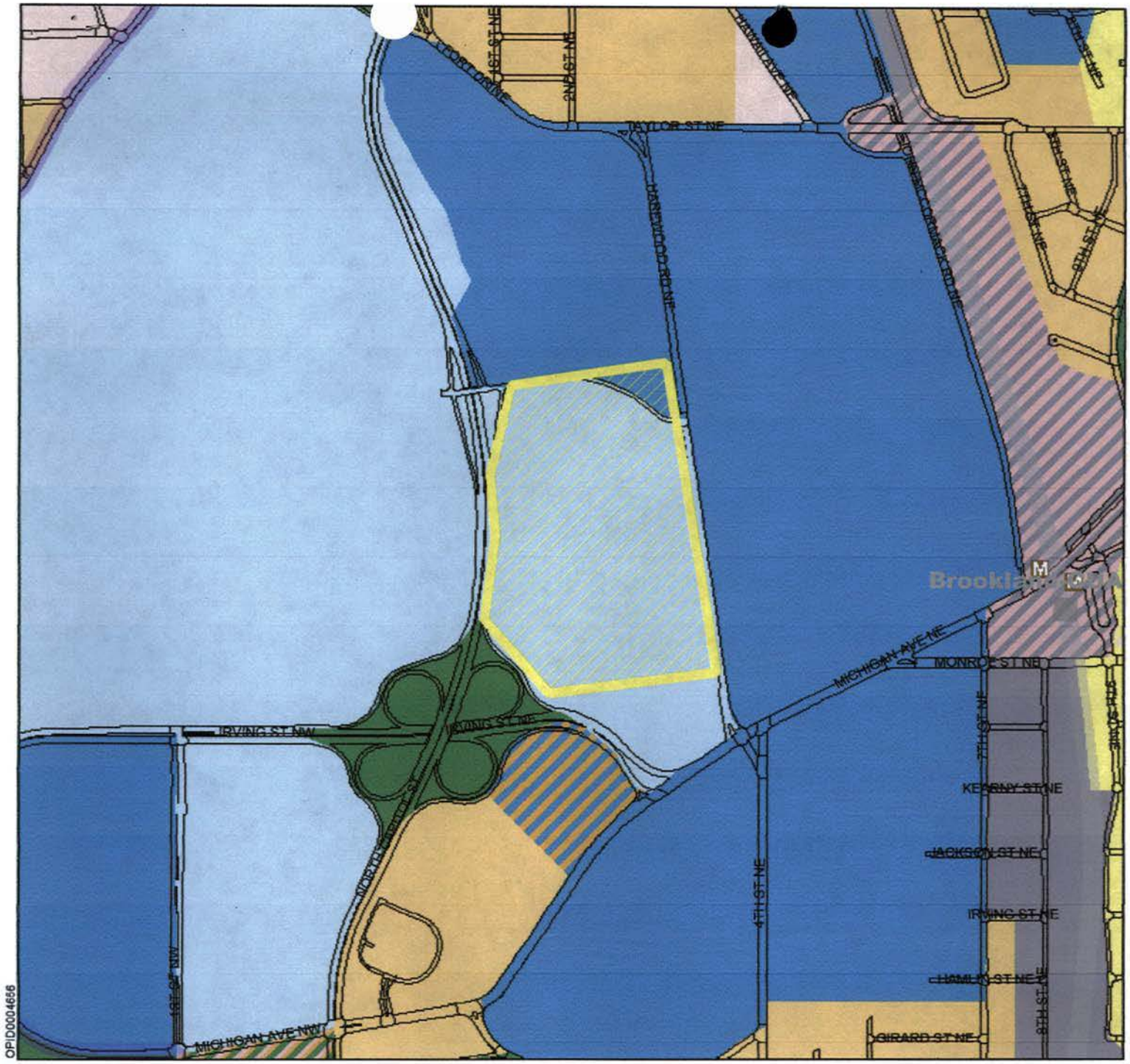
Office of Planning ~ November 17, 2004

This map was created for planning purposes from a variety of sources. It is neither a survey nor a legal document. Information provided by other agencies should be verified with them where appropriate.

Zoning Map
CUA West Campus

N

Feet
0 500 1,000



Comprehensive Plan Map
CUA West Campus

N

Feet

0 500 1,000

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Office of Planning ~ December 2, 2004

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Generalized Land Use Key

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



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Office of Planning ~ December 3, 2004

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Ortho Photo
CUA West Campus

N

Feet