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**ZONING COMMISSION
District of Columbia**

CASE NO. 06-39
EXHIBIT NO. 15

January 8, 2007

VIA HAND DELIVERY

Carol Mitten, Chairperson
District of Columbia Zoning Commission
441 4th Street, NW
Suite 210
Washington, DC 20001

Allison C Prince
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**Re: Pre-Hearing Submission for Case No. 06-39: The Catholic University
of America Campus Plan Amendment and Further Processing
Application (Square 3821)**

Dear Chairman Mitten

On August 17, 2006, The Catholic University of America (the "Applicant") filed an application with the Office of Zoning for the further processing of its Campus Plan to permit the construction of two residence halls in the northeast corner of its main campus. The Applicant plans to construct three residence halls in total in the northeast corner of its main campus. Though the initial application sought approval for two of the three buildings, the Applicant would like to amend its further processing application to seek approval for only one of the residence halls ("**Building 1**").

The location of the residence hall that the Applicant is proposing differs slightly from what was provided in the University's Campus Plan; thus, the Applicant simultaneously filed to amend its Campus Plan accordingly. The Applicant also seeks a special exception for Building 1 to permit the rooftop structures on the residence hall to be located within the required setback and to be of varying heights pursuant to 11 DCMR Sections 400.7, 411.5, and 411.11. It also seeks a special exception to extend its use of the temporary housing units through 2012. Pursuant to 11 DCMR Section 3113.8, the Applicant now supplements its initial filing with its pre-hearing submission.

Updated Plans

Since its submission in August 2006, the Applicant has refined its plans for Building 1. Updated plans are attached as Exhibit A. The primary change to the building is that the Applicant is proposing to reduce the height of Building 1 from its previous height of 73'8" to 70'. Building 1 will consist of approximately 123,655 square feet and include 405 beds. The construction of this building will increase the campus floor area ratio from .33 to .34.

The Applicant is proposing a rooftop structure that is not sufficiently set back from the exterior walls of the building. The Applicant is also proposing an architectural

embellishment that surrounds the penthouse and is 10' taller than the penthouse; therefore, in an abundance of caution, the Applicant is seeking a special exception for the varying heights of the roof structures pursuant to Sections 411.5 and 411.11. The varying heights of the roof structure is in harmony with the general purpose and intent of the Zoning Regulations and Zoning Map and it will not adversely affect the use of neighboring property. The greatest height of the architectural embellishment is below 90', which is the permitted height for this structure. The difference in height of the architectural embellishment and the penthouse is 3'8", which is diminutive when viewing the penthouse from the ground. The residence hall will be bordered by other Catholic properties, thus it will not have an adverse effect on other property owners. Moreover, the Capuchin Order owns the property to the east of the campus and has filed a letter in support of the application.

Additionally, the Applicant is seeking certification pursuant to the U.S. Green Building Council's Leadership in Energy and Environmental Design ("LEED") standards. Each building's design scores a "29" on the LEED-NC Project Checklist, which is attached as Exhibit B. The Applicant is committed to incorporating green design elements throughout the proposed buildings.

Finally, the Applicant is attaching as Exhibit C an updated Exhibit 21 from the amended Campus Plan. This exhibit corrects a numerical error in the chart summarizing the total number of parking spaces.

Community Outreach

The Applicant presented its project to the Advisory Neighborhood Commission ("ANC") 5A on September 27, 2006 and to ANC 5C on September 19, 2006. On November 29, 2006, ANC 5A voted in support of the application. ANC 5C voted in support of the application at its duly noticed meeting on December 19, 2006. Attached as Exhibit D are copies of the resolutions ANC 5A and ANC 5C adopted.

Hearing Presentation

The Applicant anticipates that it will need 30 minutes to present its case. It will have three witnesses: Carl Petchik, a representative of the University; Beth Buffington of Little Diversified Architectural Consulting, who will be proffered as an expert in the field of architecture; and Marty Wells of Wells & Associates, who will be proffered as an expert in the field of traffic engineering. Outlines of the Applicant's proposed witnesses' testimony are attached as Exhibit E. Resumes for the Applicant's expert witnesses are attached as Exhibit F.

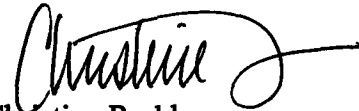
Chairman Mitten and Members of the Commission
January 8, 2007
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The Applicant looks forward to presenting its application to the Commission at its January 22, 2007, hearing date and will be happy to answer any questions the Commission may have at that time.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Allison C. Prince".

Allison C. Prince

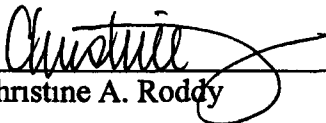
A handwritten signature in black ink, appearing to read "Christine".

Christine Roddy

Enclosures

Certificate of Service

I certify that I have sent the foregoing pre-hearing statement via first class mail or hand delivery to the addresses listed below.


Christine A. Roddy

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