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January 22, 2007

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

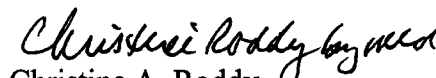
**Re: Z.C. Case No. 06-42 – Trinity (Washington) University Pre-Hearing
Statement; Special Exception Application for 2006-2016 Campus Plan**

Dear Chairperson Mitten and Members of the Commission:

Enclosed please find an original and twenty copies of the pre-hearing statement of Trinity (Washington) University (“**Applicant**”) for its 2006-2016 Campus Plan. This case is scheduled for a public hearing on Monday, February 5, 2007. We look forward to presenting this application at that time.

Sincerely yours,


Maureen E. Dwyer


Christine A. Roddy

Enclosures

cc: Travis Parker, OP
Abdoulaye Bah, DDOT
Silas Grant, ANC 5C
ANC 5C

ZONING COMMISSION
District of Columbia

CASE NO. 06-42

EXHIBIT NO. 9

ZONING COMMISSION
District of Columbia
CASE NO.06-42
EXHIBIT NO.9

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**BEFORE THE ZONING COMMISSION
OF THE DISTRICT OF COLUMBIA**

Application of Trinity (Washington) University

Campus Plan, 2006-2016

Z.C. Case No. 06-42

ANC 5C

**Public Hearing: February
5, 2007**

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PREHEARING STATEMENT OF THE APPLICANT

I. Nature of Relief Sought

Pursuant to 11 DCMR §3104 and in accordance with §210 of the Zoning Regulations, Trinity (Washington) University (hereinafter "**Trinity**" or "**Applicant**") requests special exception approval for its updated Campus Plan. The requested special exception relief fully meets the requirements of the Zoning Regulations. There are no further processing applications requested as part of this special exception.

II. History and Status of the Campus Plan

Trinity submitted an updated Campus Plan on September 18, 2006, for the period 2006-2016. The proposed Campus Plan updates Trinity's previous Campus Plan approved for 1996-2006. Board of Zoning Adjustment Order number 16145 approving the 1996 Campus Plan is attached as Exhibit A.

In 2001, Trinity received approval from the Zoning Commission for the further processing of its application for the Trinity Center for Women and Girls in Sports pursuant to Zoning Commission Order Number 937. The Trinity Center has since been built and has proven a success with Trinity's students as well as the surrounding community. Zoning Commission Order No. 937 is attached as Exhibit B.

III. Requested Special Exception – Proposed New Campus Plan

History of the University

Trinity College was established in 1897 by the Sisters of Notre Dame de Namur as a women's college in response to the opening of The Catholic University of America, which accepted only men. Its campus encompasses approximately 27 acres and is bound by Lincoln Road, NE to the southeast, Franklin Street, NE to the southwest, Michigan Avenue NE to the northwest, 4th Street, NE to the east, and the Oblates' campus to the north. From its founding years until about 1960, Trinity was known as a very small, elite institution for high-achieving women, mostly Catholics from eastern metropolitan areas. In the 1960s, Trinity's student body grew rapidly from 500 students to nearly 1,000 students. Trinity's student body started to decline; however, in the 1970s and 1980s and by 1989, fewer than 300 students were enrolled at the college.

In the Year 2000, Trinity's new strategic plan "Beyond Trinity 2000" reorganized the institution into three major academic units: the College of Arts and Sciences (the historic women's college), the School of Professional Studies (undergraduate and graduate programs for women and men); and the School of Education (graduate programs for women and men). While remaining faithful to its primary mission to educate women, Trinity also developed a distinctive focus on the educational needs of the District of Columbia for a broad spectrum of citizens of all ages, male and female, in a wide variety of educational and developmental programs, including recreation, health and fitness, and thus the establishment of Trinity College as Trinity (Washington) University.

Enrollment Projections

Over the years, Trinity's student enrollment gradually grew to its present number of approximately 1600 students. Trinity anticipates that its enrollment will continue to grow to include 2700 students who attend classes on campus and approximately 300 who will attend classes via the internet. Trinity's student body is comprised largely of D.C. residents, many of whom are graduates of the D.C. Public Schools and are under-prepared for college. Its student body is not composed of traditional students – many work or have other obligations during the day and attend classes at night.

Planned New Facilities

In order to remain competitive with other universities, Trinity is proposing to update its facilities including the construction of the University Academic Center, updating its residence halls, renovating Alumnae Hall, and pursuing a joint venture with a private developer to construct residential housing, including market-rate housing, in the southeast corner of the campus.

The University Academic Center will include a library facility, science laboratories, classrooms, social commons, and a state-of-the-art technology center. The University Academic Center will consist of approximately 180,000 square feet of new development and the University anticipates demolishing the existing library in conjunction with the introduction of this facility to the Trinity campus.

Trinity's residence halls are currently outdated and though the school does not plan to increase the number of beds available on-campus, it will expand its residential facilities. Specifically, Trinity will demolish Cuvilly Hall and replace it with a new residence hall.

Trinity is also considering partnering with a private developer as one way of updating its housing stock. Trinity envisions providing additional residential housing in the southeast corner of its campus along 4th Street, with a mixture of the housing for students and the remainder available at market-rate. The market-rate housing would provide the funding for the new campus housing and could also provide an opportunity for faculty and staff to reside on campus. Given the need for additional neighborhood-serving retail in the community, and in light of the proximity of the Washington Hospital Center and Children's Hospital, Trinity is also considering the possibility of ground floor retail and/or health care uses that would benefit both the campus and the surrounding community. Any retail would be along the 4th Street frontage and the height

and density of the development would be in keeping with both the surrounding area and the campus. Should this partnership prove possible, Trinity would file a further processing application along with any zoning changes that may be needed to accommodate the campus/community development. For purposes of this Campus Plan, this is a placeholder as Trinity looks for new ways to fund needed campus development.

Finally, Trinity would like to create a true campus center by joining athletics, recreation, student services and food service in one facility. This will require the renovation of Alumnae Hall, which currently serves as the University's dining hall.

Each of these projects is proposed in concept as part of the Campus Plan. As each is ready to go forward, Trinity will file a further processing application.

In total, Trinity is planning for an additional 270,000 square feet of construction bringing the gross floor area of the campus to 844,000 square feet and the floor area ratio ("FAR") from .49 to .72, well within the 1.8 FAR limit for institutional uses in the R-5-A Zone District.

Improvements to Vehicular Circulation

Trinity is proposing to improve vehicular circulation around its campus. It is proposing to reverse the direction of the circle at its main entrance to facilitate access to parking and to minimize vehicular traffic on-campus. Trinity is also proposing to open two entrance gates on Franklin Street in connection with the construction of the Academic Center and one entrance gate on 4th Street in connection with the construction of residential uses in the southeast corner of the campus. These circulation and access changes will not likely take place until Trinity is ready to proceed with development of its proposed new buildings. Access to the campus via these gates will be controlled and the University will work with the District Department of Transportation in developing any signage that may be necessary to ensure the safety of those who use the gates to enter or exit the campus. Pursuant to the traffic report submitted by the University on January 16, 2007, the University is providing sufficient parking to meet the peak parking demand.

In order to minimize traffic on campus, Trinity advertises the use of its shuttle bus which provides transportation to the Brookland/CUA Metro stop free of charge. The bus operates every 20 minutes Mondays through Saturdays and every thirty minutes on Sundays. Its hours of operation are typically between 7 am and 12 am, with extended hours until 2 am on Fridays and Saturdays. The shuttle, however, does not start operating until 8 am on Sundays.

IV. Jurisdiction of Zoning Commission

Effective December 8, 2000, the authority to hear and decide new campus plan and further processing applications became exclusively vested in the D.C. Zoning Commission (the "Commission") pursuant to 11 DCMR § 3035. Each case is processed and heard under the special exception provisions of § 210 of 11 DCMR.

Uses that are permitted by special exception are presumed to be appropriate for the applicable zoning district as long as certain conditions are satisfied. In considering special

exception applications, the Commission must consider only whether the relevant conditions and special exception criteria have been met. If the applicant meets its burden, the Commission ordinarily must grant the application. *See First Baptist Church of Washington v. District of Columbia Board of Zoning Adjustment*, 432 A.2d 965 (1981); *Stewart v. District of Columbia Board of Zoning Adjustment*, 305 A.2d 516, 518 (1978).

In recent decisions, the D. C. Court of Appeals has reaffirmed the reviewing agency's jurisdiction and scope of review in campus plan cases and has made clear that in reaching its decision the reviewing agency may take into consideration such factors as institutional necessity. *See, e.g., Draude v. District of Columbia Board of Zoning Adjustment*, 582 A.2d 949, 955 (1990). Further, the Court has distinguished the broader public good referenced in the Zoning Regulations from the more narrow interests of neighboring property owners.

V. Compliance With the Requirements of Section 210

In all respects, the Trinity University Campus Plan fully complies with Section 210 of the District of Columbia Zoning Regulations. Specific zoning requirements are addressed as follows:

A. Subsection 210.1: College or University which is an Academic Institution of Higher Learning.

Trinity College was founded in 1897 by the Sisters of Notre Dame de Namur as a liberal arts college for women. In 2004, the school became known as Trinity University.

B. Section 210.2: Such Use is Located so that it is not Likely to Become Objectionable to Neighboring Property.

1. Noise

The University anticipates that the proposed Campus Plan will not create objectionable noise conditions. Campus activities and proposed structures are designed to diminish impacts on the surrounding community. The proposed buildings are located so as to minimize their frontage on adjacent residential neighborhoods. The proposed academic center will be located along the southwest portion of the campus, which abuts Glenwood Cemetery and the heavily traveled Michigan Avenue. The Alumnae Hall renovation will be in the center of the campus, sufficiently removed from adjacent properties. Finally, Trinity has designated the eastern portion of its property for potential residential units, which is consistent with the institutional use to the east. Nevertheless, in an effort to mitigate noise impacts on the community, Trinity will continue to abide by the following measures:

- Locating the majority of campus activities in the center of Campus so as to minimize effects on the community;
- Locating and designing loading docks and mechanical systems to minimize the noise they produce;
- Providing landscaping buffers between Trinity and its neighbors; and

- Continuing to enforce its noise policy which mandates designated quiet hours.

2. Traffic

The proposed facilities should not create objectionable traffic conditions. The main point of access to the Trinity Campus is along Michigan Avenue. There are entrances along Franklin Street and Fourth Street, which, though currently gated are proposed to be opened in connection with future construction to facilitate traffic flow. (See updated traffic study filed on January 16, 2007 ("**Traffic Study**").

Most staff, faculty and students drive to the Campus; however, because its student population is nontraditional, use of the campus parking supply is spread out over day, evening and weekend hours. Trinity does encourage use of mass transit and Metrorail is currently the second favored means of transportation among staff, faculty and students since many of them live in the District. The Campus is located near the Brookland/CUA Metro stop on the red line; both Metrobus and the University provide bus service between the Metro station and Campus. The University participates in the Metrocheck program and offers this benefit to its students and employees. The University also bears great expense in providing a free shuttle from the Metro Station to the Trinity campus. (See Traffic Study).

3. Number of Students

The number of students enrolled at Trinity will not create objectionable conditions at the University. The Campus Plan is designed to accommodate an increase in enrollment from 1,650 to 3,000 students. Of the anticipated 3,000 students, approximately 300-500 will be enrolled in online programs. The remaining 2,500-2,700 students can be accommodated on campus. In the coming years, Trinity will further develop its on-line education program in hopes of recruiting students from across the country to attend classes via the internet. These students will not physically be present on Trinity's campus and therefore will not have any impact on the surrounding community.

Trinity has started offering courses at THE ARC (Town Hall Education, Arts and Recreation Campus) in Anacostia. Twenty students are currently enrolled at the site but Trinity anticipates increasing enrollment to approximately 100 students enrolled within the next 10 years.

The overall bed count on Campus will not increase; however, Trinity plans to renovate existing residential facilities as part of this Campus Plan. (See Appendix A, Figure O of Campus Plan, Population Summary).

4. Personnel

Over the ten-year term of this Campus Plan, Trinity expects some modest faculty and staff growth to support the increasing population of students. The faculty and staff currently include 192 full-time employees and 180 part-time faculty members. Trinity anticipates that its full time faculty will grow to 70 members, its part-time faculty to 250 members and its full-time staff to 150 employees. (See Appendix A, Figure P of Campus Plan, Population Summary).

5. Other Objectionable Conditions

The University does not anticipate that other objectionable conditions will be created by the Campus Plan.

C. Sub-section 210.3 -- Compliance with the Maximum Bulk Requirements

The Campus is located in the R-5-A Zone District and is permitted a 1.8 FAR for institutional use pursuant to Section 210.3 of the Zoning Regulations. The University proposes an additional 270,000 square feet of construction with this Campus Plan, which will increase the gross square footage of the Campus to 844,000 square feet and a .72 FAR. The proposed bulk is a slight increase above the Campus Plan approved in 1996, which permitted a gross floor area of 615,710 square feet and a .53 FAR. Trinity foresees a need for an academic center, residence halls, and the renovation of Alumnae Hall in the coming years. The proposed density remains consistent with the Zoning Regulations.

The next ten years will mark an effort on Trinity's behalf to improve and modernize its Campus, which is comprised of several structures that were constructed over seventy-five years ago. In order to compete with other educational institutions, the University must increase the available space in its residence halls to accommodate students and it must provide the latest technologies in its classrooms, which the University plans to incorporate into the proposed Academic Center. The proposed Campus Plan will retain a lot occupancy of approximately 14% and will maintain the landscape plan approved in 2001 in order to preserve the aesthetic quality of the Campus.

D. Sub-section 210.4 – Submission of the Plan as a Whole Showing Location, Height and Bulk, Where Appropriate of All Present and Proposed Improvements

1. Buildings, Parking and Loading Facilities

a) Buildings

The University has performed a space use assessment to determine the amount of new space needed to support Trinity's strategic growth. This analysis provides the basis for the proposals contained herein to renovate existing structures and to pursue limited construction on Campus. The University anticipates that the proposed construction will meet projected space needs through 2016 and will facilitate the University's goal of modernizing its Campus.

The proposed Campus Plan calls for new building development as set forth below:

- **Student/Campus Life/Residential:** the University proposes 200,000 square feet of new development; however, 71,000 of existing development will be demolished. There will be a net increase of 129,000 square feet of development.
- **Academic/Administrative:** the University proposes 180,000 square feet of new development; however, 39,000 square feet of existing development will be demolished. There will be a net increase of 141,000 square feet of development. Trinity also proposes renovating its science center, which is approximately 42,000 square feet.

Figures E and F in Appendix A of the Campus Plan show existing campus buildings. As shown in Appendix A, Figure M, of the Campus Plan, the proposed campus is largely similar to the existing campus and proposed construction will largely replace existing buildings. Appendix A, Figure M of the Campus Plan provides a comparison of the density between the proposed campus and the existing campus.

Trinity also recognizes the historical significance of several of its buildings, including the south wing of its Main Hall. This exceptional and grand institutional building was designed by Edwin Durang and was completed in 1910. Most notable among the other structures on the campus is the Notre Dame Chapel, which was completed in 1924. This remarkable Byzantine Revival building was designed by Maginnis and Walsh. As a part of this campus plan, Trinity will provide the Historic Preservation Review Office a historic preservation element within one year of the effective date of the approval for the 2006 Campus Plan.

The historic preservation element will identify those buildings that are fifty years old or older. The University will collect information from its archives about those buildings, including information about architects and builders, historic photographs and drawings, and any other available information about the possible architectural and historical significance of the those buildings. Trinity will also identify the significant relationships among the architects and builders responsible for those buildings, the University, and the Catholic Church. Finally, Trinity will provide a copy of this information to the Historic Preservation Office (“HPO”) staff and meet with the HPO staff to review the above information and determine which, if any, buildings 50 years old or older potentially meet the criteria for designation as a District of Columbia landmark. The University will use the collected information and determination as a planning tool as it moves forward with construction/development planning in the future and will consult with the HPO prior to undertaking any significant exterior alterations to buildings that may be eligible for landmark status. The University will provide the HPO a reasonable opportunity to comment on the proposed alterations and Trinity may consult with the HPO to determine what types of exterior alterations require such consultation.

b) Parking

Parking will remain available throughout the Campus, with the lots adjacent to the Science Building and Cuvilly Hall providing the primary source of parking spaces. The main parking lots are immediately adjacent to the main drive through Campus on the proposed vehicular circulation plan thus keeping the concentration of vehicles away from the core of the Campus and limiting them to the Campus’ outer boundaries.

There are currently 378 spaces available on Campus. The further processing application approved in 2001 provided that 400 of the 526 spaces the Board of Zoning Adjustment allotted in the 1996 Campus Plan should be integrated throughout the Campus. In light of the fact that the Campus Center that contemplated the need for the additional parking spaces was never constructed, Trinity believes that its current stock of parking spaces is sufficient to meet demand. Trinity anticipates that in the coming years, the existing parking count will remain relatively stable with a 5% increase in “effective demand”. (See Traffic Study.) Trinity is proposing a total of 376 parking spaces once all proposed development is completed, which will satisfy the peak parking demand of 372 vehicles. Should the University need to accommodate additional

parking beyond peak parking demand, it can provide temporary parking on its fields or elsewhere on campus.

c) Loading Facilities

Most of Trinity's general deliveries take place at the north end of Main Hall and the south end of Alumnae Hall; however, deliveries are still made to all departments located throughout the Campus. As part of this Campus Plan, Trinity proposes reorganizing its loading docks as indicated in Figure L of the Campus Plan. They will be located discreetly throughout Campus and the loading docks will be sufficiently buffered by existing buildings and landscaping so as to minimize any effect on the neighboring community.

2. Screening, Signs, Streets, Public Utility Facilities

a) Landscaping

The landscaped elements of the Campus Plan seek to enhance the visual impact of the Campus, form a stronger sense of place, create a sense of harmony with the surrounding community, improve pedestrian connections, and enhance Trinity's open space system. The Campus Plan proposes to enhance Trinity's existing open space system within the central Campus core and perimeter, and increase and intensify landscaping on Campus including distinctive sidewalk paving, trees and other plantings, and special lighting.

One of the more striking features of the landscape plan is the plaza at the entrance of the University on Michigan Avenue, which serves as the gateway to the greater community. The remainder of the Campus will be maintained in compliance with the University's landscape plan, as developed after approval of its further processing application for the Trinity Center for Women and Girls in Sports. The open space will be used for outdoor passive or active recreation uses and afford students the opportunity to relax and reflect.

The proposed pedestrian system will make the Campus more pedestrian friendly and safe. (See Figure K of the Campus Plan, Proposed Open Space and Pedestrian System.) A new path will be created to connect the proposed Academic Center to the path network; the network will remain centered in the core of the Campus, thus minimizing conflicts with vehicles. (See Appendix A, Figure K of the Campus Plan.)

b) Signage

The University is committed to enhancing its visual and graphic communications on-Campus and will work with the District Department of Transportation when it files its further processing applications for future construction.

c) Public Utilities

There are no current plans for any utility expansions for the University, and no special utility development conditions are expected to be required within the next ten years. General upgrades and improvements are, however, anticipated as part of the master plan implementation.

3. Athletic and Other Recreational Facilities

In 2003, the University opened the Trinity Center for Women and Girls in Sports. It is a state-of-the-art athletic, recreational and educational complex located in the center of Trinity's Campus. It is also the nation's largest facility dedicated to women and girls in sports and is home to Trinity's NCAA Division III athletic programs and the Trinity community.

The Trinity Center is currently sufficient to satisfy the athletic needs of the University's students. The Center is also open to the community and in fact, gains much of its support from neighbors of the University. Given the success of the Center, the University does not have plans to upgrade the facility within the next ten years or to construct an additional athletic facility at this time.

4. Description of all Activities Conducted or to be Conducted Therein and of the Capacity of all Present and Proposed Campus Development

Trinity's Campus is organized according to three land use categories: academic/administrative, student/campus life/residential, and support and potential investment property for mixed-use residential/healthcare/neighborhood retail. Most of the academic and administrative uses are centered in the southwest corner of the Campus, the student/campus life/residential uses comprise the northern and eastern portions of the Campus, while support services are scattered throughout the Campus. Finally, Trinity is considering the possibility of a joint venture with a private developer to develop the southeast portion of the campus. Some of the housing would be available for students while the remainder would be sold at market-rate. Trinity is considering ground floor retail or other accessory uses to serve both University students and the surrounding community in connection with the residential construction. Trinity would like to maintain this flexibility with this Campus Plan. (See Appendix A, Figure J of the Campus Plan, Proposed Land Use).

The academic/administrative buildings include classrooms, laboratories, libraries, faculty offices, administrative offices, conference facilities, auxiliary services, and accessory uses. Student/campus life/residential uses include student and faculty housing, athletic facilities, auxiliary services, and student activity facilities. The support use consists primarily of parking.

The layout described in this Campus Plan is consistent with the current organization of the Campus. (See Appendix A, Figure F of Campus Plan, Existing Building Use and Infrastructure, and Exhibit J, Proposed Land Use). The proposed construction will conform with the designated land use categories and will primarily replace existing structures. Therefore, the density of the proposed campus is consistent with the existing campus and adverse effects of the construction on neighboring property will be limited.

E. Sub-section 210.5 – Interim Use

The University does not request any interim uses for the Campus.

F. Sub-section 210.6 – No Major New Building is Proposed to Be Moved Off-Campus

The Campus Plan does not include a proposal to move any major new buildings off-campus.

G. Sub-section 210.7 – Compliance with the Policies of the District Elements of the Comprehensive Plan

The Campus Plan will be implemented in a manner that fulfills the goals of the District of Columbia Comprehensive Plan. Specifically, the Plan fulfills numerous objectives of the Economic Development Element. The University is a source of jobs and a consumer of goods and services supplied by a diverse and widely distributed group of local businesses.

Additionally, the Campus Plan will fulfill major goals of the Comprehensive Plan pertaining to architectural character, building height limitations, physical and symbolic imagery, streetscapes, sidewalks, and urban parks and places. Consistent with the objectives of the Comprehensive Plan, the University intends to develop facilities and institutions offering unique opportunities for learning, teaching and research.

The Campus Plan is also consistent with the area element for the Upper Northeast planning area. Specifically, Trinity will preserve and enhance open space on its campus.

H. Sub-section 210.8 – Certification: The Proposed Buildings are Within the Floor Area Ratio Limit for the Campus as a Whole

The Campus, as developed pursuant to the Campus Plan, will not exceed the maximum permitted gross floor area prescribed for the Campus. If all proposed development is constructed, the FAR for the Campus will be .72. (See Appendix A, Figure O of Campus Plan–Space Summary Chart).

I. Sub-section 210.9 – Referral to the District of Columbia Office of Planning and the District of Columbia Department of Transportation

The Campus Plan application was referred to the Office of Planning and the District Department of Transportation for their review and report.

VI. Compliance with Board of Zoning Adjustment Order No. 16145

A. Approval of the amended Trinity College Master Plan shall be for a period of ten years. The period of approval for the master plan and child development center shall run concurrently.

Trinity timely filed its updated Campus Plan and the approved Campus Plan remains in effect. Trinity no longer operates the child development center for which it previously received approval.

B. The total existing and proposed gross square feet for the campus shall be 615,710 square feet.

Trinity is proposing to increase development on campus to 844,000 gross square feet, bringing the FAR to .72, which is still below the 1.8 FAR otherwise permitted for institutional uses in this zone district.

C. The total floor area ration for the campus is .53.

The future improvements that Trinity is proposing for its campus will increase the FAR to .72.

D There shall be a total of 526 parking spaces on the grounds of the campus.

Trinity is proposing 376 parking spaces in connection with its Campus Plan. The Traffic Report prepared by Gorove/Slade indicates that this is sufficient to meet the peak parking demand of 372 spaces. The previous number of 526 parking spaces was established in anticipation of constructing the Campus Center and in the 2001 further processing case, this number was reduced to 400. Given that the Campus Center was never constructed, the additional parking spaces are not necessary. In the event additional parking is required for special events, Trinity will make use of available parking at the Washington Hospital Center or provide temporary options on campus such as on athletic fields.

E. There shall be a maximum of 30 children attending the child development center. There shall be a staff of seven persons working at the facility.

Trinity no longer operates the child development center that was previously approved in connection with the 1996 Campus Plan.

F. The applicant shall provide at least two parking spaces for the child development center during its hours of operation.

Trinity no longer operates the child development center that was previously approved in connection with the 1996 Campus Plan.

G. Construction of the Campus Center shall be in accordance with plans marked as Exhibit No. 6 of the record. The exterior building materials shall be precast concrete and stone.

Trinity did not construct the Campus Center for which it received approval in connection with its 1996 Campus Plan.

H. The applicant shall establish and maintain a community liaison program consisting of representatives of the college, the ANC, and the neighborhood. The applicant shall conduct meetings of the community liaison members at least two times per year. Notice of the meetings shall be mailed to the ANC and property owners within 200 feet of the premises at least one week prior to the meetings. The applicant shall be responsible for keeping minutes of the meetings and providing an annual report of its activities, copies of which shall be filed with the Board at the time of filing an application for continuation of the special exception relief.

In light of the constant turnover in membership of the community organizations, including Advisory Neighborhood Commission 5C, Trinity has found it difficult to establish

such a liaison program. Rather, Trinity reaches out to the community, including the ANC and neighboring property owners, directly and regularly attends ANC meetings. It has maintained a strong relationship with its previous Single Member District representative and has established a dialogue with its existing representative. Trinity maintains constant contact with community representatives albeit not in the formal manner contemplated by this condition.

VII. Compliance with Zoning Commission Order No. 937

A. Construction of the Trinity Center for Women and Girls in Sports shall be in substantial accordance with the plans marked as Exhibit No. 8 of BZA Application 16645 and Exhibit No. 10 of Zoning Commission Application No. 00-37CP. The exterior building materials shall be brick with standard brick reveals, Flemish bond brick face, and cast stone. The colors and finish of materials shall be compatible with existing Alumnae Hall.

Trinity constructed the Trinity Center in compliance with this condition.

B. The applicant shall address tree preservation, planting, soil erosion control, and construction management practices in the Environmental Impact Screening Form filed with the Department of Consumer and Regulatory Affairs as part of the building permit process.

Trinity demonstrated its compliance with these policies when it sought the building permit for the Trinity Center. Trinity will continue these practices with the future construction it proposes in its Campus Plan.

C. The applicant shall preserve trees of significant maturity, condition, and form near the limits of grading through the use of tree wells, retaining walls, and other standard tree preservation measures. The applicant shall replant trees on campus as necessary to mitigate the tree removal proposed in connection with this application.

Trinity is maintaining the landscape plan that was previously approved in connection with the 2001 further processing application.

D. The applicant shall develop a comprehensive landscape plan for the campus, that is compatible with the goals outlined in the Campus Plan, and that identifies trees to be preserved and removed.

Trinity will continue to abide by the landscape plan it developed in connection with the 2001 further processing application.

E. The applicant shall request from the Public Space Committee the authority to maintain the existing walls and vegetation in the Franklin Street right-of-way.

The applicant will continue to maintain the existing walls and vegetation in the Franklin Street right-of-way.

F. As part of the construction approved in this order, the applicant shall provide a total of 400 of the 526 parking spaces required by the Campus Plan to be located on the campus grounds.

As explained above, Trinity is providing adequate parking with the provision of 376 parking spaces on campus.

G. The total existing and proposed gross square feet for the campus shall be 615,710 square feet.

Trinity is proposing 844,000 square feet in connection with its 2006 Campus Plan.

H. The applicant shall work with the Department of Public Works to provide for an entrance warning sign, east of the proposed gate entrance off Franklin Street, to provide notice to westbound traffic on Franklin Street.

Trinity will work with the District Department of Transportation to develop necessary signage when it opens the gates on Franklin Street in connection with the construction of the Academic Center.

I. The applicant shall provide for improved access to the designated event parking location from Cuvilly Drive.

Trinity's internal circulation plan provides for improved access to parking locations from Cuvilly Drive. Cuvilly is designed to take vehicles past two of the major parking lots on campus while keeping vehicles out of the central portion of the campus.

J. Prior to major events, the applicant shall publicize to likely attendees the availability of its shuttle service between the campus and the Brookland/Catholic University Metrorail Station.

Trinity advertises its shuttle service prominently on its website.

K. The applicant shall consider the need for traffic control support (at major access points to the campus) by the Metropolitan Police Department during major events that would utilize most of the capacity of the proposed Trinity Center. Examples of such events include commencement, major athletic events, and other events likely to draw a similar number of attendees.

Trinity utilizes the services of the Metropolitan Police Department during major events.

L. The applicant shall create contingency plans for use of the fringe parking lot adjacent to Harewood Road for unusual situations where the modal choices of event attendees would likely result in excessive parking demand.

Trinity uses available parking at the Washington Hospital Center during major events.

VIII. Community Outreach

The Applicant presented its Plan to its Single Member District representative, Silas Grant, on January 11, 2007, and the full Advisory Neighborhood Commission ("ANC") 5C on January 16, 2007. The ANC, including, Trinity's SMD representative, Silas Grant, voiced their support for the Campus Plan.

IX. Presentation and Witnesses

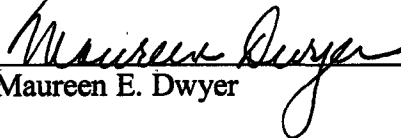
The Applicant anticipates that it will need 45 minutes to present its case. It will have three witnesses: Pat McGuire, President of Trinity University; Colden Florance of SmithGroup will be proffered as an expert in the field of architecture; Robert Schiesel of Gorove/Slade will be proffered as an expert in the field of traffic engineering; Leon Anderson of Gorove/Slade will be available for questions. Outlines of the Applicant's proposed witnesses' testimony are attached as Exhibit C. Resumes for the Applicant's expert witnesses are attached as Exhibit D.

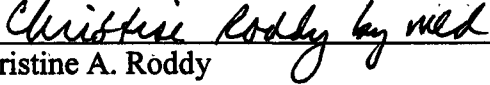
X. Conclusion

For the reasons stated above, the 2006-2016 Campus Plan satisfies the requirements for special exception approval in accordance with §210 of the Zoning Regulations. Accordingly, Trinity respectfully requests that the Commission approve this special exception application.

Respectfully submitted,

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By 
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