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February 28, 2007

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VIA HAND DELIVERY

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

Re: Zoning Commission Case No. 06-42; Summary Order

Dear Chairperson Hood and Members of the Commission:

Enclosed please find an original and twenty copies of Trinity (Washington) University's proposed Summary Order with regard to the above-referenced case. Please feel free to contact me with any questions.

Best regards,

Christine A. Roddy

Enclosures

cc: Travis Parker, Office of Planning
David Maloney, Historic Preservation Office
Silas Grant, Single Member District Representative
ANC 5C

ZONING COMMISSION
District of Columbia

CASE NO. 06-42

EXHIBIT NO. 17

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ZONING COMMISSION ORDER NO. 06-42
Z.C. Case No. 06-42
Trinity (Washington) University – Campus Plan
February 5, 2007

Application No. 06-42 of Trinity (Washington) University (the “Applicant”), pursuant to 11 DCMR § 3104 and in accordance with § 210 for special exception approval of an application for further processing of an updated Campus Plan for a period of ten years on the University’s campus located in Ward 5 in Northeast Washington, D.C.

Trinity’s Campus is located in the R-5-A Zone District in Square 3548, Lot 2, Parcels 120/33, and 120/34.

HEARING DATE: February 5, 2007

DECISION DATE: February 5, 2007 (Bench Decision)

SUMMARY ORDER

The zoning relief requested in this case was self-certified, pursuant to 11 DCMR § 3113.2.

The Commission provided proper and timely notice of the public hearing on this application by publication in the *D.C. Register*, by mail to Advisory Neighborhood Commission (ANC) 5C, and to owners of property within 200 feet of the site. The campus of Trinity University is located within the jurisdiction of ANC 5C.

As directed by 11 DCMR § 3035.4, the Commission required the Applicant to satisfy the burden of proving the elements of § 210 of the Zoning Regulations, which are necessary to establish the case for a special exception for a college or university.

The D.C. Office of Planning, in a report dated January 26, 2007, which was submitted into the record, concluded that the application was generally in conformance with the provisions of § 210 and recommended further clarification of the location, bulk, and use of any future buildings in the potential investment area of the east campus, especially those containing non-university investment uses. The District Department of Transportation, in a report dated January 24, 2007, stated that it had no objection to the proposal so long as Trinity implements certain measures to improve internal vehicular

circulation. ANC 5C submitted a letter in support of the application dated January 17, 2007.

Based upon the record before the Commission, the Commission concludes that the Applicant has met the burden of proof pursuant to 11 DCMR § 210 and that the Campus Plan can be granted as being in harmony with the general purpose and intent of the Zoning Regulations and Map. The Commission further concludes that approving the Campus Plan will not tend to adversely affect the use of neighboring property in accordance with the Zoning Regulations and Map. The Commission notes and gives great weight to, the recommendation of the Office of Planning that the application satisfies the requirements of § 210. The Commission notes, and gives great weight to, the recommendation of ANC 5C to support the University's Campus Plan. The Commission further notes that it takes no position on the proposed investment area of the eastern portion of Trinity's campus.

It is, therefore, **ORDERED** that the Campus Plan be **GRANTED** subject to the following conditions:

1. Approval of the Trinity (Washington) University Campus Plan shall be for a period of ten years.
2. The total existing and proposed gross square feet for the campus shall be 1,171,600 square feet.
3. The total floor area ratio for the campus shall be a maximum of .72.
4. There shall be a total of 376 parking spaces located on the campus.
5. Trinity shall work with the Department of Transportation to provide for an entrance warning sign, east of the proposed gate entrance off Franklin Street, to provide notice to west bound traffic at such time as the Franklin Street gates are opened.
6. Trinity shall continue to publicize to likely attendees the availability of its shuttle service between the campus and the Brookland/Catholic University Metrorail Station prior to major events.
7. Trinity shall continue its use of traffic control support (at major access points to the campus) by the MPD during major events that would utilize most of the capacity of the proposed campus. Examples of such events will include commencement, major athletic events and others.
8. Trinity shall provide parking spaces for at least 20 bicycles located near building entrances for use by students and staff.

9. Trinity shall continue its contingency plans for the use of off-site parking, such as the Washington Hospital Center, and identify other potential sites, for unusual situations where modal choices of event attendees result in excessive parking demand.
10. Trinity shall submit to the Historic Preservation Office and the Zoning Commission a historic preservation element to the Campus Plan within one year of the effective date of this Order. As part of the historic preservation element, and in order to create a body of information about the buildings on its campus, the University shall:
 - Identify those buildings on the Campus that are 50 years old or older.
 - Collect information from its archives about those buildings 50 years old or older. This information shall include information about architects and builders, historic photographs and drawings, and any other available information about the possible architectural and historical significance of these buildings.
 - Write a description of the significant relationships among the architects and builders responsible for buildings 50 years old or older, the University, and the Catholic Church.
 - Provide a copy of the above 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 shall use the collected information and determination as a planning tool as it moves forward with construction/development planning in the future. The University shall consult with the HPO prior to undertaking any significant exterior alterations to buildings that may be eligible for landmark status. The University shall afford the HPO a reasonable opportunity to comment on the proposed alterations. The University may consult with the HPO to determine what types of exterior alterations require such consultation.

Pursuant to 11 DCMR § 3100.5, the Commission has determined to waive the requirement of 11 DCMR § 3125.3 that findings of fact and conclusions of law accompany the Order of the Commission. The waiver will not prejudice the rights of any party and is appropriate in this case.

VOTE: 5-0-0 (Carol J. Mitten, Anthony J. Hood , John G. Parsons, Gregory N. Jeffries, and Michael Turnbull to approve).

BY ORDER OF THE D.C. ZONING COMMISSION

Each concurring member approved the issuance of this Order.

ATTESTED BY:

JERRILY R. KRESS, FAIA
DIRECTOR, OFFICE OF ZONING

FINAL DATE OF ORDER: _____