

New York Avenue, Montana Avenue and Bladensburg Road, NE and is located in Ward 5. Arbor Place will create 3,400-3,600 residential units along the New York Avenue corridor. In addition, the project includes approximately 148,121 square feet of retail use, including a full-service grocery store. The approved PUD project will also provide approximately 261,326 square feet of workforce affordable housing for households earning up to 80% of the area median income. This equates to 8% of the total residential gross floor area in the project.

C. Amendment to the CUA Campus Plan

CUA's existing Campus Plan is valid through May 22, 2012, as approved by Zoning Commission Order No. 02-20 and amended by Zoning Commission Orders No. 04-25A, 06-39, and 08-10. One of the goals of the CUA Campus Plan is to consolidate university uses on the main campus. The proposed demolition of the existing dormitories and the removal of the Subject Property from the jurisdiction of the CUA Campus Plan was anticipated in the Zoning Commission's approval of the Campus Plan as noted below:

- 2002 Campus Plan – Section 4.2 - Overview p. 25 – “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.”
- 2002 Campus Plan – Section 4.3 – Building Demolitions p. 26 – “Proposed building demolitions include St. Bonaventure, Conaty, Spellman, ...”

“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.”

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

**ZONING COMMISSION
District of Columbia**

CASE NO. 08-24A/04-25

EXHIBIT NO. 2
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On July 7, 2008, the Zoning Commission approved CUA's further processing application (Z.C. Case No. 08-10) which authorizes the construction of a new dormitory on CUA's Main Campus in order to achieve the goals of the Campus Plan to consolidate residential facilities on the main campus. The proceeds from the disposition of the Subject Property and the development of the proposed PUD project will provide CUA the ability to reinvest the capital in important initiatives at the University. The removal of the land area of the Subject Property from the CUA Campus Plan results in a minor change to the FAR of the Campus Plan. The previous FAR of the CUA campus was 0.34; it will be 0.36 with the removal of the Subject Property. For these reasons, the proposed removal of the Subject Property from the CUA Campus Plan is consistent with the goals and objectives of CUA's approved Campus Plan.

II. THE PROPOSED PUD PROJECT

A. Description of Surrounding Area and Uses

CUA's main campus is located to the north of the Subject Property across Michigan Avenue. The Basilica of the National Shrine of the Immaculate Conception is located to the northwest of the Subject Property, also across Michigan Avenue. Immediately to the west of the Subject Property is the Dominican House of Studies, which is currently completing renovations to its campus. Further to the west, adjacent to the Dominican House of Studies along Michigan Avenue, is Theological College, the Oblates of St. Francis deSales and Trinity University.

The Edgewood neighborhood to the south of the Subject Property includes single family detached homes, row homes, apartment buildings, and various religious institutional uses. This area is generally zoned R-4 and R-5-A. The properties along 8th Street, south of Monroe Street, include numerous industrial and arts uses, such as Lee's Body and Repair Shop, the Brookland