

GOVERNMENT  
OF  
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

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PUBLIC HEARING

+ + + + +

MONDAY

APRIL 19, 2021

+ + + + +

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 IN THE MATTER OF: :  
 :  
 Catholic University of America : Case No.  
 Amendment to Campus Plan and : 12-01D  
 Further Processing at Square :  
 3821 and Lot 44 :  
 :  
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Monday,  
April 19, 2021

Video Teleconference

The Public Hearing of Case No. 12-01D, by the District of Columbia Zoning Commission convened at 4:00 p.m. EDT, Anthony J. Hood, Chairperson, presiding.

ZONING COMMISSION MEMBERS PRESENT:

- ANTHONY J. HOOD, Chairperson
- ROBERT MILLER, Vice-Chair
- PETER SHAPIRO, Board Member
- MICHAEL TURNBULL, Board Member
- PETER G. MAY, Board Member

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OFFICE OF ZONING STAFF PRESENT:

SHARON SCHELLIN, Secretary  
PAUL YOUNG, Zoning Data Specialist

D.C. OFFICE OF THE ATTORNEY GENERAL PRESENT:

UNIDENTIFIED

The transcript constitutes the minutes from the  
Special Public Hearing held on April 19, 2021

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T-A-B-L-E O-F C-O-N-T-E-N-T-S

Case No. 12-01D - Application of Catholic University of America  
 Amendment to Campus Plan and Further Processing at Square 3821  
 and Lot 44. . . . . 4

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P-R-O-C-E-E-D-I-N-G-S

(4:00 p.m.)

1 CHAIRPERSON HOOD: Good afternoon, ladies and gentlemen.  
2  
3 We are convening and broadcasting the public hearing by video  
4 conferencing. My name is Anthony Hood and my -- I am joined by  
5 Vice Chair Miller, Commissioner Shapiro, soon to be joined by  
6 Commissioner Turnbull, and Commissioner May. We are also joined  
7 by the Office of Zoning staff, Ms. Sharon Schellin our secretary  
8 and Mr. Paul Young who will be handling all of our virtual  
9 operations. Others will introduce themselves at the appropriate  
10 time.  
11

12 Tonight's Zoning Commission case is Zoning Commission  
13 Case Number 12-01D. This is the Catholic University of America  
14 Amendment to Campus Plan and Further Processing at Square 3821 and  
15 Lot 44. Again, today's date is April the 19th, 2021. The virtual  
16 public hearing notice is available on the Office of Zoning's  
17 website. This proceeding is being recorded by a court reporter  
18 and the platforms used are webcast live, Webex and YouTube Live.  
19 The video will be available on the Office of Zoning's website  
20 after the hearing.

21 All persons wishing to testify should have signed up in  
22 advance and will be called upon by name at the appropriate time.  
23 At the time of sign-up, all participants will complete the oath of  
24 affirmation required by Subtitle Z 408.7 accordingly. All those

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1 listening on Webex or by phone will be muted during the hearing  
2 and only those who have signed up to participate or testify will  
3 be unmuted at the appropriate time. When called, please state  
4 your name and home address before providing your testimony. When  
5 you are finished speaking, please mute your audio.

6 If you experience difficulty accessing Webex, or with  
7 your telephone call-in, or have not signed up then please call the  
8 OZ hotline number at 202-727-5471. If you wish to file a written  
9 testimony or additional supporting documents during the hearing,  
10 then please be prepared to describe and discuss it at the time of  
11 your testimony.

12 The hearing will be conducted in accordance with the  
13 provisions of 11Z D.C.M.R. Chapter 4 as follows. Preliminary  
14 matters, applicant's case. The Applicant has up to 60 minutes.  
15 Report of the Office of Planning and Department -- District  
16 Department of Transportation, report of other government agencies,  
17 report of the ANC. Testimony of organizations will have five  
18 minutes and individuals three minutes and we will hear in the  
19 following order from those in support, opposition, and undeclared.  
20 Then we will conclude with rebuttal and closing by the applicant.

21 Again, the Office of Zoning hotline number is 202-727-  
22 5471 for any concerns during these proceedings.

23 At this time, the commission will consider any  
24 preliminary matters. Does the staff have any preliminary matters?

1 MS. SCHELLIN: Just very quickly. The applicant is  
2 asking that the commission grant a waiver to permit affirmations  
3 for the posting and the maintenance affidavits rather than having  
4 to go out and find a notary if the commission would consider that  
5 request.

6 CHAIRPERSON HOOD: Okay. Let me -- and let me see. Any  
7 objections commissioners?

8 (No response.)

9 CHAIRPERSON HOOD: Okay. I normally see everybody, but  
10 I guess if Commissioner May had an objection he would have said  
11 something.

12 MS. SCHELLIN: Right.

13 CHAIRPERSON HOOD: Okay. So no objections. We will go  
14 ahead and honor that request. Anything else?

15 MS. SCHELLIN: One proffered expert witness at Exhibit  
16 13B as in boy, Kevin Petersen, in architecture.

17 CHAIRPERSON HOOD: Okay. Any objections? And that's  
18 Exhibit --

19 MS. SCHELLIN: 13B.

20 CHAIRPERSON HOOD: What was that exhibit?

21 MS. SCHELLIN: 13B.

22 CHAIRPERSON HOOD: 13? Exhibit 13? Okay. Yeah --

23 MS. SCHELLIN: Uh-huh.

24 CHAIRPERSON HOOD: -- 13B. Okay. No objections, we will

1 give him expert status. Anything else?

2 MS. SCHELLIN: The applicant will be asking the  
3 commission to accept their PowerPoint presentation. They tried  
4 submitting it today which we had to reject because the rules say  
5 that it is due 24 hours in advance, so I'll leave that for the  
6 applicant to request when they come up.

7 CHAIRPERSON HOOD: So I think since you've already told  
8 us, unless I hear an objection, we can go ahead and get that  
9 because some of us like to follow through as we're going. I don't  
10 see anybody objecting, so let's go ahead and -- applicant, if they  
11 can go ahead and upload it or make sure -- no, I guess they're  
12 going to show it, but they can go ahead and send it.

13 MS. SCHELLIN: Yeah. They need to send that to Paul  
14 Young if they haven't --

15 CHAIRPERSON HOOD: Okay.

16 MS. SCHELLIN: -- done so.

17 CHAIRPERSON HOOD: Okay. Anything else, Ms. Schellin?

18 MS. SCHELLIN: No, sir.

19 CHAIRPERSON HOOD: All right. Let's bring everybody up.

20 COMMISSIONER TURNBULL: I thought there was a PowerPoint  
21 in the record, at least I read it online yesterday. Is there  
22 something else?

23 MS. SCHELLIN: I believe they updated it because they  
24 were --

1 COMMISSIONER TURNBULL: Oh, they updated it?

2 MS. SCHELLIN: -- negotiating with DDOT until 3:15  
3 today.

4 COMMISSIONER TURNBULL: Oh, so it's a new PowerPoint?  
5 Okay.

6 MS. SCHELLIN: That's my understanding.

7 COMMISSIONER TURNBULL: All right. Thank you.

8 MS. SCHELLIN: And Matt Jesick from OP is here and I  
9 have to check on DDOT. I'm not sure. Allison may be able to let  
10 us know who from DDOT they were dealing with (indiscernible).

11 CHAIRPERSON HOOD: Hey. Good afternoon, Ms. Prince.  
12 You may begin. The floor is yours. You can introduce everyone  
13 and you may begin.

14 MS. PRINCE: Sure. Thank you so much, Chairman Hood.  
15 I'm Allison Price with Goulston & Storrs here on behalf of  
16 Catholic University and just so excited to present this new  
17 project for a School of Nursing; the first building that's really  
18 been built on Michigan Avenue and Catholic in decades. It fills  
19 in a missing tooth and I went to Catholic so I'm pretty excited  
20 about this whole thing.

21 So I'm here tonight with Debra Nauta Rodriguez,  
22 Associate Vice President for Facilities and Management and the  
23 University architect for Catholic. Kevin Petersen who you just  
24 qualified as an expert, he's been practicing for 20 years and he's

1 a Campus Plan expert. We also have landscape architect Michael  
2 Fergeson if you would like to hear from him and Dany Lobez is our  
3 traffic engineer and we're not sure you'll need to hear from them,  
4 but I just wanted you to know they're on board.

5 As Sharon mentioned, we had some last minute  
6 discussions, clarifications, with DDOT. So although the  
7 PowerPoint was already fully in the record, there's just an  
8 additional sheet. We want to be very clear on the width of the  
9 sidewalk we're offering in the planting strip. We had discussions  
10 with DDOT that ended just a few minutes ago and ended very  
11 favorably.

12 So we're here to request a special exception further  
13 processing under the Campus Plan to approve this brand new Nursing  
14 School on the edge of the campus. It replaces quite an antiquated  
15 building and a tremendous amount of thought and consideration has  
16 gone into this whole project. And this building is being located  
17 on a site that was shown for an academic building. It's slightly  
18 larger than was shown in the Campus Plan. It replaces a 42-space  
19 parking lot, a surface parking lot, which is really consistent  
20 with the goal of eliminating, trying to eliminate some of the  
21 surface parking at Catholic U.

22 This campus for those who haven't spent a lot of time on  
23 it, is very, very green and the density level on the campus is  
24 only -- after this project is done, it will be a .28 FAR even

1 | though the Campus Plan allows for a .39 and Zoning allows for 1.8.  
2 | It's the third new building that you all have seen since the  
3 | Campus Plan was approved in 2012. You recently approved the  
4 | Residence Hall and before that the Dining Hall which is now under  
5 | way.

6 |           The ANC supports the application. We have a very good  
7 | dialogue with the ANC, very good relationship with the ANC.  
8 | There's no known opposition. A couple of things I wanted to just  
9 | note, the loading, the Campus Plan has loading provided on a  
10 | consolidated basis with centralized locations and for that reason,  
11 | this school which we don't think will have a major loading need,  
12 | will be using the loading from Mullen Library across the street  
13 | rather than providing loading in the building. We believe that  
14 | centralized loading is really very friendly to pedestrians. It  
15 | eliminates a lot of (indiscernible) pedestrian conflict when we  
16 | centralize loading.

17 |           And a note on public space, and I have to thank Aaron  
18 | Zimmerman and his team for working with us to come up with what I  
19 | think is a very nice resolution. Catholic U is setback. The  
20 | property has only 9 feet -- a 9-foot wide of public space in front  
21 | of it and it's very important to introduce a tree planting strip,  
22 | a generous tree planting strip and a generous sidewalk in front of  
23 | the building to replace the existing 6-foot wide sidewalk.

24 |           So after some discussions with DDOT, the plan that is

1 most recently in the record as of this afternoon shows a 6-foot  
2 wide planting strip and inside of that an 8-foot wide sidewalk.  
3 The sidewalk will be partially in public space and partially on  
4 Catholic U's property through an easement. It will be a universal  
5 path for bikes and for pedestrians and we'll go to the Public  
6 Space Committee for any details on that.

7 I've noted on the plan that the surface material is to  
8 be determined because we'll be working with the Public Space  
9 Committee on that. So if the Commission has no questions, we'd  
10 like to proceed with the testimony of Debra Nauta Rodriguez, the  
11 university architect.

12 CHAIRPERSON HOOD: Yes, you may proceed.

13 MS. RODRIGUEZ: Can you hear me?

14 MS. PRINCE: Yes.

15 CHAIRPERSON HOOD: Yes, we can.

16 MS. RODRIGUEZ: Okay. Good afternoon. I am the  
17 Associate Vice President for Facilities Planning and Management  
18 and the university architect. I'm coming up on my three-year  
19 anniversary in late July. This is my third time before this  
20 commission. Prior to this role, I was Deputy Director for  
21 Planning, Design and Construction at the Smithsonian Institution.  
22 I am a registered architect in the District of Columbia and a  
23 fellow in the American Institute of Architects.

24 As the Chief Facilities official and university

1 architect at Catholic, I am responsible for planning, design,  
2 construction, environmental health and safety, risk management,  
3 sustainability, custodial services, maintenance, and operations.  
4 We sincerely appreciate the support we've received from the  
5 commission previously for both our new dining commons and  
6 Residence Hall and we look forward to your consideration of our  
7 submission on the new Conway School of Nursing and campus gateway  
8 this afternoon.

9           The need for nurses has never been more apparent than  
10 now during this pandemic. In 2018, even before the current COVID  
11 crisis began, it was estimated that by the year 2025 the U.S. will  
12 have a shortfall of approximately a million nurses. According to  
13 the Bureau of Labor Statistics, the RN workforce is expected to  
14 grow 7 percent from 2019 to 2020. It is the fastest -- it is one  
15 of the fastest, if not the fastest, growing occupations and the  
16 District of Columbia is among the top five cities in need of  
17 nurses in the United States.

18           This project aims to have the new Conway School of  
19 Nursing open by 2024 so that we can double our current capacity in  
20 educating nurses and contribute a larger share toward reducing the  
21 shortfall. The new facility will allow us to evolve our  
22 educational delivery in ways that respond to the changing needs of  
23 the profession and graduate new nurses of the highest caliber.  
24 Students in the Conway School of Nursing are educated to become

1 | leaders in their fields armed with a passion for service and a  
2 | mind for science.

3 |           Nursing has a long history at Catholic University which  
4 | first offered a bachelor of science in nursing program in 1935.  
5 | The current enrollment is high with 324 undergraduates in the BSN  
6 | program plus graduate enrollment at about 33 on campus and 98 in  
7 | an online program. Students typically come to us from 35 states.  
8 | The quality of the Catholic University program is very high as  
9 | evidenced by our 98 to 100 percent first-time pass rates on the  
10 | nursing exams. The master's program boasts 100 percent pass rate  
11 | on their certification exams and we were just recently named No. 5  
12 | in U.S. News and World Reports for our MSN online programs.

13 |           Many of our nursing students and graduates work in D.C.  
14 | hospitals and healthcare facilities including MedStar Washington  
15 | Hospital Center, Children's National Medical Center, the D.C.  
16 | Veterans Administration Medical Center, MedStar Georgetown  
17 | Hospital, George Washington University Hospital, Unity, Community  
18 | of Hope, and Mary's Center. This project is extremely important  
19 | to our donor, to the university, and will contribute to solving  
20 | the critical shortage of nurses in our nation.

21 |           I want to give a little bit of background on how this  
22 | project fits into our, the broader concept of the Campus Master  
23 | Plan. Our 2012 Campus Master Plan is about taking care of what we  
24 | have and preparing for a future. Aligning with the university's

1 Strategic Plan goals, the Master Plan established planning  
2 principles that reflect the university's Catholic mission and  
3 values, strength in academic excellence, foster a collegiate  
4 atmosphere and vibrant experience, and create a more cohesive  
5 campus programmatically, functionally, and physically. There's  
6 great value placed on both facility stewardship as well as  
7 environmental sustainability and balancing growth in new footprint  
8 with a continued emphasis on renewing and repositioning our  
9 existing facilities.

10 As Pope Francis' encyclical Laudato Si' calls upon  
11 humanity to better care for our common home, so too is the  
12 university committed to caring for the earth and our environment.  
13 President Garvey signed the updated College and University  
14 Sustainability Pledge. Our Campus Sustainability Plan was  
15 published on our website in the fall of 2020.

16 We are actively coordinating with DOEE regarding the  
17 Building Energy Performance program for campuses in response to  
18 the District's Clean Energy Act. The university has a robust  
19 green cleaning and recycling program. We offset 100 percent of  
20 our energy usage to the purchase of renewable energy credits. We  
21 host 2,600 solar panels on seven different buildings and a solar  
22 panel canopy installed over 70 parking spaces at O'Boyle Hall for  
23 a 677 kW installed capacity.

24 These installations have taken advantage of numerous

1 flat-roofed buildings on our campus and our solar program  
2 continues as a campus-wide strategy as we look toward its next  
3 phase of expansion. As for this project, the new Conway School of  
4 Nursing targets lead gold certification and well building  
5 certification. They'll be connected to the campus central energy  
6 plant for heating and cooling.

7 As we implement the Master Plan, we're consolidating  
8 some parking areas and removing surface parking lots. We are  
9 below the maximum enrollment allowed by the Master Plan and have  
10 addressed all other conditions of the zoning order. Currently we  
11 are already below the maximum of 1,892 parking spaces that was  
12 required of us to achieve by 2022. This project actually results  
13 in an additional net reduction of surface lot and street-side  
14 parking spaces.

15 Creating a pedestrian friendly campus is a key principle  
16 of the Master Plan which is well underway and successful so far in  
17 its phase and implementation. The conversion of Pangborn Road to  
18 a shared use pedestrian pathway which is now called Pope Leo Lane  
19 is the main improvement newly in place and its welcoming  
20 pedestrian gateway from the metro station has set the  
21 architectural language that will guide our future gateways  
22 including the one designed for this project.

23 The Master Plan also included landscape and sidewalk  
24 improvements along public perimeter roadways that safely separate

1 cars from pedestrians. Our Conway School of Nursing project does  
2 just that with proposed streetscape along Michigan and the  
3 welcoming multi-modal campus gateway at Michigan and University  
4 Drive which is the extension of 7th Street.

5 In terms of the Master Plan's open space rules, this  
6 project continues our project-by-project approach to enhancing  
7 opening space and circulation networks and maintaining important  
8 views. The new dining commons project and the Residence Hall  
9 design clarify the open space networks in their vicinity, enhance  
10 the master plan's axial relationships and preserve important view  
11 corridors such as to the Basilica. This project also recognizes  
12 important vistas of viewsheds and creates a formal gateway to  
13 campus from Michigan with a welcoming sign wall and a beautiful  
14 comforting water feature and plaza that cleans up and reorganizes  
15 a tangled congestion of existing roadways and paths.

16 Finally, we just finished naming and addressing all our  
17 internal streets and pathways and installed a whole new network of  
18 identification and directional way finding signage both on  
19 perimeter city streets and internal campus roads and pathways.  
20 This allows us to better identify first responder access as well  
21 as accessible routes and accessibility challenges. It certainly  
22 has improved the understandability of our open space and  
23 circulation network for the campus community and beyond.

24 And finally, I just wanted to say another note about our

1 support from the ANC. We met with them twice on this new Conway  
2 School of Nursing and they voted unanimously to support our  
3 project. Their letter of support is -- has been submitted to the  
4 commission.

5 I'd now like to turn this over to Kevin Petersen of ASG  
6 to present the design of the new Conway School of Nursing and  
7 campus gateway.

8 MR. PETERSEN: Great. Thank you, Debbie. And could  
9 everyone hear me okay?

10 (No response.)

11 MR. PETERSEN: Great. So will somebody be pulling up  
12 the slides or should I share my screen? Oh, perfect. So I'd like  
13 to start by just introducing the design team that was leading this  
14 effort. So Ayers Saint Gross who I am a principal at was the lead  
15 architect for this project and brings a depth of expertise in  
16 nursing schools around the country. We were also teamed with  
17 Robert A.M. Stern Architects on this project. We worked  
18 collaboratively with on the design as well as Michael Bardis and  
19 Landscape Architects on the landscape. So this really was a  
20 collaborative effort to achieve this and we're all really proud of  
21 the design results.

22 So the next slide shows you the Campus Plan and the  
23 location of this site as envisioned under the Campus Master Plan.  
24 So it sits along Michigan Avenue and was identified in the 2012

1 Master Plan as a key development site for an academic building and  
2 really enclosing and creating definition on this key area and  
3 frontage of the university and really filling in a missing tooth  
4 of the university.

5           The next exhibit shows the existing condition of the  
6 site as it sits today. So the site currently has a surface  
7 parking lot and there's about 44 spaces currently in that surface  
8 parking lot and you could see there's also the existing curb cut  
9 to the west of the site which is at Monroe Street and that curb  
10 cut serves Father O'Connell. And then the University Avenue curb  
11 cut is the main -- University Drive curb cut is the main entrance  
12 into the university and right now there's really a convoluted  
13 network of streets in that area and a lack of clarity and a lack  
14 of pedestrian accommodation to enter the university.

15           So the next slide shows you the proposed Site Plan and  
16 the proposed Site Plan really meant to advance many of the issues  
17 that Debra was talking about related to the Campus Master Plan.  
18 So I'm going to start by just talking a little bit about the  
19 Michigan Avenue frontage. So the vision was that there would be a  
20 new planting strip along Michigan Avenue and then a new wider  
21 sidewalk along Michigan Avenue and then a low stone seat-wall that  
22 fronts that conditioned along Michigan Avenue.

23           To the west, you can see the entrance taking advantage  
24 of the existing curb cut at Father O'Connell as the entrance into

1 the parking garage which works with the grades and we took all of  
2 the parking and put it below the building and those are all  
3 beneath and there's no visibility of the parking garage in any of  
4 the areas of the public realm.

5 As you move to the west portion -- to the east portion  
6 of the site, there's a new signage and gateway element announcing  
7 the entrance to the university and that was the location of where  
8 the tower element of the school was located and we used the  
9 location of the tower to help draw people into the university and  
10 also signify where the entrance of the building and the university  
11 is located. That tower element is on access with the Crough  
12 Center which is to the far north of this exhibit, hat's the School  
13 of Architecture, as well as a new proposed fountain which is the  
14 centerpiece of the campus-facing open space.

15 So this tower element really helps pull people into the  
16 site. As they enter into the tower, they can either enter the  
17 building or come into the site and the fountain is located at the  
18 nexus of the Pope Leo Lane walkway which was the old Pangborn walk  
19 that comes up from the metro. It's on center with the Mullen  
20 Library and the Crough Center and it also relates to a new terrace  
21 on the Conway School of Nursing, the northern elevation of that  
22 building.

23 You could also see that we've preserved two large trees,  
24 one to the far west of the building. That's an existing tree that

1 really becomes the centerpiece of an open space between Father  
2 O'Connell Hall and the Conway School of Nursing and we also  
3 preserved a large tree next to the McCort-Ward building along the  
4 University Drive and that's why that road slightly bends a little  
5 bit as it enters in.

6           So the next exhibit shows you the existing condition  
7 along this entry. You can see that there's no clear signage or  
8 arrival point for the university and the small sidewalk that  
9 currently sits along Michigan Avenue. So the next exhibit shows  
10 you the proposed condition with the building, the proposed signage  
11 element that welcomes visitors and you can see how the tower is  
12 meant to pull people into the site and that is also one of the  
13 entrances into the building. So it really becomes part of the  
14 composition and the make-up of the entrance sequence for the  
15 university.

16           If we click to the next slide, this is showing that  
17 principal elevation. You can see that this is a stone building  
18 and that we're really picking up the rhythm and the proportion of  
19 the neighboring buildings with both the fenestration as well as  
20 the rhythm of the structure. The roof pitch also matches that of  
21 Father Maloney -- of Maloney Hall and Father O'Connell as well as  
22 using the same red tile to really fit in with its neighbors and  
23 really create this consistent architectural character that was  
24 identified as part of the Campus Master Plan.

1           The next slide shows you the elevation as you're looking  
2 directly from the tower, so this allows you to see the main  
3 entrance, one of the main entries into the building. So this  
4 brings you into the ground level of the building which features a  
5 large auditorium and event space for the university and a stair  
6 that gets you up to the first level of the building. You can also  
7 see, as the site starts to slope up, where there's the terrace of  
8 the first level of the building here and how that stair takes you  
9 up to the terrace as well as the university gateway along Michigan  
10 Avenue.

11           The next elevation shows you the north façade of the  
12 building. We were able to get a lot of transparency into the  
13 central lounge space that is on that first level that opens up  
14 onto the terrace and then there's the stair element that brings  
15 you up to each of these entrances. This also gives you a sense of  
16 how the tower fits into the scale where the building actually  
17 steps down a level here, fits into the scale of the campus on this  
18 end of the building.

19           And then the last elevation is the elevation to the west  
20 and this is where there is access to service, if needed, from the  
21 first level as well as you could see in the lower right-hand  
22 corner of this exhibit the access to the parking garage which is  
23 really pushed down so it's really concealed as much as possible  
24 from both Michigan Avenue, but also from the other viewpoints in

1 the campus and the open space.

2           So the last rendering that we want to share with you is  
3 the view looking from the campus side. So this is looking down  
4 that axis, slightly off of it, where there's the main entry to the  
5 tower, the new proposed fountain which really becomes the  
6 centerpiece of gathering for the entire campus and then we're  
7 basically standing on the School of Architecture School open space  
8 looking out on this. You can see the stair that leads you up on  
9 axis with the fountain and then the terrace that relates to the  
10 lounge and open spaces that are in this building.

11           Up above you can see that there's a flat roof. So on  
12 the campus side, there was a portion that we have a flat roof on  
13 the north side of the building and we located a green roof element  
14 there that's both a terrace for faculty to come out and students  
15 to come out and use, but also incorporates a green roof into a  
16 portion of this building.

17           The next exhibit shows the four floor plans of the  
18 building. In the lower left-hand corner is the ground floor that  
19 shows you the entrance to the garage and parking spaces where  
20 there's going to be a max of 42 spaces. Then you can see the  
21 entrance on the ground level into the tower and there's one  
22 ability to enter in there and use an elevator to navigate the  
23 grade and get up to the upper levels of the building directly from  
24 that ground level.

1           As you look at Level 1, that is the access to the main  
2 terrace, the main gathering space, many of the teaching spaces,  
3 and student lounge spaces. The student lounge opens up onto the  
4 garden to the west and is a very active place for students to use  
5 both inside and outside the building and then Levels 2 and 3 are  
6 primarily for clinical skill, so where students do a lot of their  
7 clinical learning in small simulated environments and faculty and  
8 staff offices to support the students in those endeavors and we  
9 really tried to mix the faculty and staff in the building and you  
10 can see on Level 3, the top level of the building, the portion  
11 where the building steps down and we have the green roof that is  
12 accessible from that third level from the public areas of the  
13 building and serves as both a gathering space and a green amenity  
14 for the building.

15           So with that, I want to thank everybody. Maybe we can  
16 just quickly open the other deliverable -- the other three  
17 PowerPoint slides that were submitted, if possible, just to share  
18 the discussion that we had with DDOT on the public realm. So what  
19 we discussed with DDOT is originally we had a slightly wider  
20 planting strip and a pinch-point at the pathway and what we've  
21 discussed is a 6-foot planting strip with an 8-foot clear sidewalk  
22 pathway. We will determine the best surface for this that can  
23 both accommodate pedestrians as well as cyclists in a safe manner  
24 on this pathway.

1           The condition is very tight. There is an ADA pedestrian  
2 ramp that brings you up from the lower sidewalk level up to the  
3 upper level of the campus on the west side and on the east side  
4 there is a below grade transformer with a grate over it that's  
5 hidden by that gateway signage wall that we shared. So the next  
6 exhibit just shows you a zoom in of the ADA ramp condition where  
7 we have from the curb to the face of the pier 14 feet which allows  
8 us to get the 6-foot planter and the 8-foot clear sidewalk.

9           We are also proposing a 2-foot cobble strip that is  
10 between the wall and the sidewalk that allows a place for  
11 pedestrians to sit on the wall and kind of -- and be outside of  
12 that regular pedestrian and bicycle traffic, so a little place of  
13 respite for there and then you can see how that relates to that  
14 ADA ramp that brings you up to the grade.

15           And then the next shot shows -- next exhibit shows you  
16 the campus gateway entrance with the gateway, and signage piers,  
17 and walls in the similar condition with the face to the pier and  
18 creating this 8-foot sidewalk as we had discussions with DDOT and  
19 both agreed that that would support their goals as well of our  
20 goals of what we're doing in this area of the building. So with  
21 that, I want to thank you and I'm happy to answer any questions.

22           CHAIRPERSON HOOD: Okay. I think that's it right, Ms.  
23 Prince?

24           MS. PRINCE: That completes our presentation. We have

1 other experts all teed up to talk to you tonight if you -- or this  
2 afternoon if you'd like, but you can just see if you need them.

3 CHAIRPERSON HOOD: Okay. All right. Excuse me one  
4 second. I'm here all day and my phone never rings until I have a  
5 hearing. Okay. Let's see what we have any follow-up questions.  
6 Thank you all for your presentations. I'm really excited about  
7 the nursing school, especially when you talk about COVID-19 we get  
8 real excited. So let me see if we have any questions or comments.

9 Commissioner May?

10 (No response.)

11 CHAIRPERSON HOOD: Commissioner Shapiro?

12 COMMISSIONER SHAPIRO: Thank you, Mr. Chair. Just a  
13 couple quick questions. One is on the roof it says there's  
14 something, "two openings to below" and I just was confused about  
15 exactly what was going on up there. Sorry, it wasn't in the  
16 PowerPoint presentation. It was in the architectural drawings  
17 that were there. I think you're on mute, Mr. Petersen.

18 MR. PETERSEN: Sorry. The mechanical penthouse is in  
19 the roof and so those are open to above it should say, I'm sorry,  
20 not "open to below."

21 COMMISSIONER SHAPIRO: Okay. I might have misread it.  
22 Okay. Thank you. And then I had a question about the traffic  
23 circulation into the circle. If we could pull up that slide.

24 MR. PETERSEN: Yeah.

1 COMMISSIONER SHAPIRO: And while you're doing that, I  
2 just want to say I'm very impressed. What a beautiful building.

3 MR. PETERSEN: So I think if you can go to the other  
4 exhibit, the other presentation, would be the best for the Site  
5 Plan. Yes, and maybe the Site Plan -- that's it.

6 COMMISSIONER SHAPIRO: That's fine.

7 MR. PETERSEN: Yeah.

8 COMMISSIONER SHAPIRO: So yeah, I'm just trying to make  
9 sense of this. To my eye, when you're coming in off of  
10 University, it doesn't look like it curves into the circle.

11 MR. PETERSEN: Correct. Yeah, so as you come in off of  
12 University, we did actually study this actually working as a  
13 circle, but we actually found that that conflicted with more  
14 pedestrian circulation in the area. So the actual drive, you  
15 could see balers are lightly indicated here, but the actual drive  
16 kind of runs off to the left and allows you to either continue  
17 around Alumni Lane or take a right there and proceed up to  
18 University. So the remainder of that circle is the pedestrian  
19 only environment.

20 COMMISSIONER SHAPIRO: All right. That's helpful. So  
21 you -- all right. Clear. Okay. Thank you. And that's all I  
22 had. That's all I had, Mr. Chair.

23 MR. PETERSEN: Great. Thank you.

24 CHAIRPERSON HOOD: Okay. Commissioner Turnbull, any

1 | questions or comments?

2 |           COMMISSIONER TURNBULL: Just a couple of comments, Mr.  
3 | Chair. I want to thank you for your presentation. I think it's a  
4 | well-proportioned, well designed building. I think in the  
5 | tradition of the campus architecture; it's -- it will fit in very  
6 | well. I think you've done an excellent job of handling the  
7 | materials and I think it reads very well from the street. I think  
8 | on Michigan Avenue it'll look very well. Just had a question.  
9 | The low roof facing inward into the campus, you said it was a  
10 | green roof. I couldn't -- there wasn't much of a plan. I  
11 | couldn't really see what was really going on up there.

12 |           MR. PETERSEN: Yeah, so if we -- the floorplan was small  
13 | on the exhibit, but it was that kind of corner, the piece north of  
14 | the -- maybe if we could bring it up quickly just to look at it  
15 | together just to be clear where the green roof is. It's where the  
16 | four floorplans are located. Well, you could see it here. So the  
17 | piece -- this is rendering the red roof of the building. You can  
18 | see that there's a --

19 |           COMMISSIONER TURNBULL: Right.

20 |           MR. PETERSEN: -- piece that's making up the remainder  
21 | of the wedge and about 60 percent or so of that is green and  
22 | there's a little small occupiable terrace as well, but --

23 |           COMMISSIONER TURNBULL: So is that all grass then, lawn?

24 |           MR. PETERSEN: That's like a series of plantings.

1 Michael Fergeson can talk specifically about the plantings for  
2 that, but it's a series of plantings that are in that grass area.

3 COMMISSIONER TURNBULL: Okay. All right. Thank you.  
4 My only other question was I can't remember if you talked about it  
5 or not, but in the 2019 CDM Monitoring Report, it said you had not  
6 met the Campus Plan goal of your non-automotive mode split. Can  
7 you talk about what and what your plans are to address that?

8 MS. PRINCE: Dan (indiscernible) also on this. Yeah, I  
9 think I see him.

10 MR. LOVAS: This is Dan Lovas. I'm a transportation  
11 engineer working with Catholic University. So we've been in the  
12 process of conducting annual monitoring reports on transportation-  
13 to-man management for the university. The pandemic has disrupted  
14 that in the past year because of the absence of most of the  
15 students on campus, but the university is engaged in a number of  
16 programs intended to help and respond to the need for  
17 transportation-to-man improvements on campus. They've installed  
18 real-time transportation video screens for instance. They're in  
19 the process of managing and increasing parking fees. There are a  
20 number of programs intended to get more residential students on  
21 campus including increased housing opportunities and programs that  
22 allow for students to be closer.

23 So there's a number of active programs going on at the  
24 university and the intent is once the pandemic subsides, with the

1 next monitoring report we'll have a chance to gauge any progress  
2 on that and then keep tabs on that in concert with DDOT who we've  
3 been in coordination with on the monitoring program all along. So  
4 that's a continuing process that university is undertaking and  
5 continuing to monitor in close coordination with DDOT as the  
6 pandemic allows as we move forward.

7 COMMISSIONER TURNBULL: All right. Thank you. Mr.  
8 Chair, I think that'll be it for me. I just want to finish again  
9 and say that I think this building will be an excellent fit on the  
10 campus. I think it looks very well and I look forward to seeing  
11 it being built. Thank you.

12 CHAIRPERSON HOOD: Thank you. Vice Chair Miller?

13 VICE CHAIR MILLER: Thank you, Mr. Chairman and thank  
14 you, Ms. Prince and your -- and the Catholic University team for  
15 your presentation of this case and for your work with, ongoing  
16 work with and engagement with Department of D.C. -- DDOT and the  
17 ANC 5A where you've gained support and walked on that sidewalk.  
18 So I agree with my colleagues that it's a beautiful building that  
19 fits in well with the campus and Michigan Avenue frontage and is  
20 an asset to the -- unrelated, but just since you're here and since  
21 we're here, and since we're all living with this, the pandemic;  
22 your plans for Catholic in the fall are to try to open up a full  
23 open return to students with vaccination or -- and faculty or  
24 what's the -- just brief. Very brief, please, since it has

1 nothing to do with what -- the issues we're dealing with, but just  
2 for the public's and my own edification. You're --

3 MS. PRINCE: So yes, we are. We were open to the  
4 freshmen class for residential and in-person classes in the fall  
5 and the spring and in the -- and this coming fall term we expect  
6 to be open to all classes, freshmen, sophomore, juniors, and  
7 seniors for in-person learning and also for residential. So I  
8 think we were one of the only schools in the city that had  
9 freshmen in any in-person during this past year, but it went  
10 really well.

11 COMMISSIONER TURNBULL: Well, good luck to you during  
12 these challenging times and continue your good works there. Thank  
13 you.

14 CHAIRPERSON HOOD: Okay.

15 COMMISSIONER TURNBULL: Thank you.

16 CHAIRPERSON HOOD: Okay. Thank you, Vice Chair. I'll  
17 actually --- Vice Chair, if you remember tomorrow, maybe you know  
18 the answer already. I'd like for you to ask this same question  
19 tomorrow because I was just thinking about tomorrow's case, but  
20 I'm curious to know what they're going to do, so if you can  
21 remember, hopefully you can ask that tomorrow.

22 Ms. Rodriguez, I don't really have anything. Most of my  
23 stuff is unrelated as the Vice Chair said some of his was. Ms.  
24 Rodriguez, I can tell you that when you read your job description,

1 I thought that was going to be all your testimony. You have quite  
2 a few things that you are responsible for and I can tell you  
3 that's one of the longest job descriptions I've heard in a long  
4 time. I was going to ask you to read it again because it was  
5 quite a bit, but I'm sure I can look it up and see it.

6 So I, too, want to commend Catholic University for all  
7 the work you did with DDOT, OP, as well as the ANC. I do know  
8 that Michigan Avenue sometimes does have some traffic issues, but  
9 for some reason -- and I use it frequently, and for some reason it  
10 always seems to work itself out. So I commend the way the  
11 building looks; I like that. So I don't really have anything.

12 Only thing I will add is if you can continue to work  
13 with our counsel because I think there are some plans and some  
14 ambiguity and some corrections that need to be had for further  
15 processing of other cases and maybe this one as well. I think  
16 that will be very helpful if we straighten that out sooner than  
17 later and I'm actually directing that to you, Ms. Prince, because  
18 it was flagged in our notes from our counsel.

19 If you can follow-up on that with our counsel and try to  
20 resolve or work that out, I think that would be very helpful. So  
21 I actually don't have anything else other than to commend, again,  
22 Catholic University, as all my colleagues have. Let's see if --  
23 we do have anyone from the ANC, Chairman Edwards or Luccio  
24 (phonetic), Ms. Schellin, in the audience for cross-examination?

1 MS. SCHELLIN: Let me check. I do not see -- who else  
2 did you mention?

3 CHAIRPERSON HOOD: It's either Ronnie Edwards, Chairman  
4 Ronnie Edwards or Emily Luccio, L-U-C-C-I-O. I've always called  
5 her --

6 MS. SCHELLIN: No.

7 CHAIRPERSON HOOD: -- Emily. Okay. You don't see them?

8 MS. SCHELLIN: No.

9 CHAIRPERSON HOOD: Okay. Let's go to the Office of  
10 Planning and the District Department of Transportation. We have  
11 Mr. Jesick and Ms. Vacca.

12 MR. JESICK: Thank you, Mr. Chairman and members of the  
13 commission. The Office of Planning is recommending approval of  
14 the further processing and Campus Plan Amendment applications.  
15 The applications are not inconsistent with the Comprehensive Plan  
16 or the approved Campus Master Plan. The architecture of the  
17 building would complement its immediate surroundings and fit in  
18 with the architecture of the campus as a whole. So again, the  
19 Office of Planning is recommending approval. I'll rest on the  
20 record for the rest of my testimony, but be happy to take any  
21 questions. Thank you.

22 CHAIRPERSON HOOD: Okay. Before we go to Mr. Jesick, Ms.  
23 Vacca could you give your report please?

24 MS. VACCA: Hi. Good afternoon. Thank you so much, Mr.

1 Chair. For the record, my name is Kimberly Vacca with the  
2 District Department of Transportation. DDOT is supportive of the  
3 requested approval of an amendment to the 2012-2017 Campus Plan  
4 and further process application to permit construction of a new  
5 School of Nursing and gateway entrance feature at the southern  
6 edge of the university's main campus.

7 The proposed development is not projected to generate  
8 more than 25 vehicle trips in the peak direction during peak hours  
9 and as such the applicant was required to submit a Transportation  
10 Statement and not a CTR. The applicant is proposing 42 off-street  
11 vehicle spaces in a below grade parking garage and the study --

12 COMMISSIONER SHAPIRO: We lost you, Ms. Vacca.

13 MS. VACCA: -- (indiscernible) development we can sit  
14 with. Per the 2019 TDM Monitoring Report, however (indiscernible)  
15 automotive mode split or the 41 percent single (indiscernible)  
16 vehicle mode share from students who commute to campus. The  
17 automotive split goal stipulated in the 2012 zoning order  
18 (indiscernible) vehicle --

19 CHAIRPERSON HOOD: Ms. Vacca? Ms. Vacca, can you hear  
20 us? Can you hear me, Ms. Vacca? Can you --

21 MS. VACCA: (Indiscernible) --

22 CHAIRPERSON HOOD: Ms. Vacca, can you --

23 MS. VACCA: -- shared pathway --

24 CHAIRPERSON HOOD: Can you hear me?

1 MS. VACCA: -- (indiscernible). Yeah, I'm  
2 (indiscernible).

3 CHAIRPERSON HOOD: Ms. Vacca? Can you hear me, Ms.  
4 Vacca?

5 MS. VACCA: -- (indiscernible) to inspire a  
6 (indiscernible) 8-foot path (indiscernible) condition --

7 CHAIRPERSON HOOD: Ms. Vacca, can you hear me?

8 MS. VACCA: I'm sorry.

9 CHAIRPERSON HOOD: Can you hear me, Ms. Vacca?

10 MS. VACCA: (Indiscernible).

11 CHAIRPERSON HOOD: Yeah, you're going in and out, Ms.  
12 Vacca.

13 MS. VACCA: I --

14 CHAIRPERSON HOOD: So you probably told us the traffic  
15 was horrendous, but we didn't get that because you're going in and  
16 out.

17 MS. VACCA: Hi. Hold on.

18 CHAIRPERSON HOOD: Maybe you didn't tell us that, but --

19 MS. VACCA: Let me move.

20 CHAIRPERSON HOOD: Okay. All right. All right.

21 MS. VACCA: Yes. Can you hear me?

22 CHAIRPERSON HOOD: Yeah, we can hear you now.

23 MS. VACCA: Can you hear me?

24 CHAIRPERSON HOOD: Yes, we can hear you now.

1 MS. VACCA: Is this much better?

2 CHAIRPERSON HOOD: Let's go for a while. Let's see how

3 --

4 MS. VACCA: Okay.

5 CHAIRPERSON HOOD: -- long it lasts.

6 MS. VACCA: Okay. Okay. I'm so sorry about that.

7 Okay. Let me go back. Did you hear the part about the Monitoring

8 Report or should I continue on from where I was?

9 CHAIRPERSON HOOD: No, you probably -- I would -- I hate  
10 to do this to you, but you want to start all over. Your first  
11 three sentences, after that, I think everything started chopping  
12 up and cutting in and out, so.

13 MS. VACCA: Yeah, yeah. That's no problem. I can start  
14 over.

15 CHAIRPERSON HOOD: Okay.

16 MS. VACCA: Okay. So from the beginning, DDOT is  
17 supportive of the requested approval of an amendment to the 2012-  
18 2017 Campus Plan approved in Zoning Commission Order No. 12-01 and  
19 further process application to permit construction of a new School  
20 of Nursing and gateway entrance feature at the southern edge of  
21 the university's main campus.

22 The proposed development is not projected to generate  
23 more than 25 vehicle trips in the peak direction during peak  
24 hours. As such, the applicant was required to submit a

1 Transportation Statement and not a CTR Study. The applicant is  
2 proposing 42 off-street vehicle spaces in a below grade parking  
3 garage. The study assumed approximately 50 percent of trips would  
4 travel by vehicle and the remainder by walking, biking, or  
5 transit.

6 The proposed project is included within the Campus Plan  
7 which the proposed development remains consistent with. The  
8 estimated vehicle peak hour trips aligned with the number of trips  
9 expected to be generated by the project site. Per the 2019 TDM  
10 Monitoring Report for the entire campus however, the applicant has  
11 not managed to meet the Campus Plan goal of 55 percent non-  
12 automotive mode split or the 41 percent single occupancy vehicle  
13 mode share for employees and students to commute to campus.

14 To meet their campus mode split goal stipulated in the  
15 2012 zoning order, the university would need -- either need to  
16 reduce the SOV rate by 9 percent or improve the non-automotive  
17 rate by 11.4 percent. To help meet this goal, DDOT originally  
18 requested a condition to require a 10 to 12-foot shared pathway  
19 along the school's frontage on Michigan Avenue, N.E.

20 DDOT met with the applicant today to further discussion  
21 this condition and has come to an agreement with the applicant to  
22 amend this condition to require, instead require, an 8-foot  
23 pedestrian pathway and a 6-foot tree box. The revised condition  
24 is permissible because it is consistent with the Campus Plan

1 design guidelines for Michigan Avenue and the minimum width for a  
2 path intended to be shared by both bicycles and pedestrians. DDOT  
3 will continue to work with the applicant during the public space  
4 permitting process on their appropriate material for the path.

5 To fulfill this condition, DDOT requests that the final  
6 condition written into the zoning order requires the applicant to  
7 come to an agreement with DDOT on a public access easement for the  
8 portion of the sidewalk on private property. DDOT would like to  
9 thank the applicant for closely coordinating with us on the shared  
10 pedestrian pathway design and looks forward to working with the  
11 applicant in the future. Overall, DDOT supports this project and  
12 welcomes any questions. Thank you. And apologies for that delay.

13 CHAIRPERSON HOOD: There is no problem. That was much  
14 better. I also want to acknowledge Mr. Jonathan Rogers who has  
15 return to DDOT from my understanding. I'm sure we'll be seeing  
16 him in the very near future.

17 Let's see if there are any plans -- I mean, I'm sorry,  
18 any questions or comments of the Office of -- I mean, Office of  
19 Planning or District Department of Transportation.

20 Commissioner May?

21 COMMISSIONER MAY: No. Thank you.

22 CHAIRPERSON HOOD: Commissioner Shapiro?

23 (No response.)

24 CHAIRPERSON HOOD: Commissioner Turnbull?

1 COMMISSIONER TURNBULL: I'm good, Mr. Chair.

2 CHAIRPERSON HOOD: Okay. And Vice Chair Miller?

3 VICE CHAIR MILLER: Thank you, Mr. Chairman. No  
4 questions. Just thank you, Mr. Jesick and Ms. Vacca for your  
5 relative -- your presentations from OP and DDOT. Mr. Jesick, this  
6 isn't meant to be a criticism at all in any way of your report,  
7 but it's just a personal pet peeve of mine when I see reference to  
8 "towers," that there are three towers nearby and this is going to  
9 be complementary to that tower as another tower, I just don't  
10 think -- I know it's all relative and we're in the District of  
11 Columbia.

12 I'm a native Washingtonian. I understand height and  
13 everything, but I think 67-foot height four story buildings really  
14 shouldn't be referred to as towers even though it's in the context  
15 of Washington, D.C. So I just would note that. Even in  
16 Washington, it's not a tower. It's 67 feet. It's not 130 which  
17 would be our tower, I guess, but it's not a criticism of you.  
18 It's just my own -- when I see "towers," I think of New York City,  
19 so -- or Chicago, or -- but thank you for your report.

20 COMMISSIONER MAY: I would object to that because I  
21 don't think this is about towers being very tall features. It's  
22 just an architectural term referring to that separate piece of the  
23 building.

24 VICE CHAIR MILLER: Okay. Well --

1 COMMISSIONER MAY: That's all it is.

2 VICE CHAIR MILLER: -- I didn't go to architectural  
3 school, so I'm learning all the time from my architectural  
4 colleagues and --

5 COMMISSIONER MAY: Yeah. It's just --

6 VICE CHAIR MILLER: -- everyone who testifies.

7 COMMISSIONER MAY: I agree with you. It's not a tower  
8 like New York or like even a -- you know, the towers on churches  
9 and steeples and things like that.

10 VICE CHAIR MILLER: Okay.

11 COMMISSIONER MAY: -- but it's just an architectural  
12 term.

13 VICE CHAIR MILLER: Okay. I'm learning.

14 CHAIRPERSON HOOD: So I wasn't going to say anything  
15 about this, but Vice Chair since you've mentioned it and we're  
16 going down these lines, we'll take a regress for a second. But  
17 some years ago, Catholic University invited me to talk to the  
18 architectural students. I have not been back, invited back, so  
19 obviously whatever I said must not have went over well. And not  
20 that I'm asking for an invitation now, but I just want you to  
21 know, Vice Chair, I have not been invited back to talk. Even  
22 though I thought it went well, but I guess they already -- I guess  
23 after I said a few words they said, "Oh, he's not an architect."  
24 So anyway, I thought I'd throw that in there too, make you feel a

1 little comfortable, Vice Chair.

2 COMMISSIONER MAY: Okay. Thank you.

3 MS. PRINCE: I'm sure the nursing school will invite  
4 you.

5 CHAIRPERSON HOOD: Oh, I know they won't. For sure.  
6 Okay. Let's go to the ANC. Did we have any other reports? I  
7 think someone already responded to the DOEE. I think that's all  
8 been responded. They're working. I know there's some other -- I  
9 appreciate all the work that was done by the Department of  
10 Transportation that's already been mentioned. The ANC, I don't  
11 believe, are on. So they voted in support and I believe it was  
12 unanimous, but they noted the ongoing traffic flow problems which  
13 I had mentioned earlier, but they do seem to take care of  
14 themselves.

15 They requested the applicant identify Ward 5 businesses  
16 to work on the construction and that's something they just asked.  
17 I don't know if that's -- that was just an ask. And they conclude  
18 the nursing school -- this is most important. Concluded that the  
19 nursing school would not result in adverse impacts to the  
20 neighboring properties and would enhance the overall safety and  
21 ongoing support for the residents and surrounding businesses. And  
22 as Ms. Prince already alluded to, they had overwhelmingly support  
23 of this further process and this special exception request and  
24 amendment.

1           Let's go to -- do we -- Ms. Schellin, do we have anyone  
2 -- let me back up.

3           MS. SCHELLIN: We have no one at all.

4           CHAIRPERSON HOOD: But does the applicant -- right, but  
5 does the applicant have any questions of either Office of Planning  
6 or DDOT? I missed that step.

7           MS. SCHELLIN: Sorry.

8           MS. PRINCE: No, we don't.

9           CHAIRPERSON HOOD: Okay. Sorry about that. Okay. So  
10 we have no one ready to testify nowhere?

11           MS. SCHELLIN: No one registered, that is correct; in  
12 support, opposition, or -- and undeclared.

13           CHAIRPERSON HOOD: Okay. Okay. Sounds good. Okay.  
14 Ms. Prince, do you have any rebuttal or closing?

15           MS. PRINCE: No rebuttal and closing. Just thank you  
16 for your time. I think we have a full and complete record. We  
17 spent a lot of time trying to make sure we would have a full and  
18 complete record and we'd appreciate your action, you know, as soon  
19 as possible. This project is in a position to move forward  
20 immediately and I can't say that about all my projects these days,  
21 so thank you for your time.

22           CHAIRPERSON HOOD: Okay. Thank you, all. We will close  
23 the record on this case. Let me see, colleagues. I think this is  
24 pretty -- I think, unless I hear something from the legal

1 standpoint, we cannot move forward tonight, but I'm not seeing or  
2 hearing anything and Ms. Cain hasn't put her camera on, so I think  
3 this is flavored just right for us to go ahead and proceed. We  
4 don't need to waste time and just hold it and say we're going to  
5 do it next week. I would suggest that we move forward unless I  
6 see some objections.

7           Okay. Would somebody like to make a motion? Vice  
8 Chair, since you're not an architect so, you and I, why don't you  
9 make the motion and I may second it.

10           VICE CHAIR MILLER: I will make the non-architectural  
11 motion that the Zoning Commission approve Zoning Commission Case  
12 12-01D, the Catholic University of America Amendment to Campus  
13 Plan and Further Processing at Square 3821, Lot 44 and ask for a  
14 second.

15           CHAIRPERSON HOOD: I will second that motion. It's been  
16 moved and properly seconded. Any further discussion?

17           (No response.)

18           CHAIRPERSON HOOD: Okay. Ms. Schellin, could you do a  
19 roll call vote, please?

20           MS. SCHELLIN: Commissioner Miller?

21           VICE CHAIR MILLER: Yes.

22           MS. SCHELLIN: Commissioner Hood?

23           CHAIRPERSON HOOD: Yes.

24           MS. SCHELLIN: Commissioner Turnbull?

1 COMMISSIONER TURNBULL: Yes.

2 MS. SCHELLIN: Commissioner Shapiro?

3 COMMISSIONER SHAPIRO: Yes.

4 MS. SCHELLIN: Commissioner May?

5 COMMISSIONER MAY: Yes.

6 MS. SCHELLIN: The vote is 5 to 0 to 0 for final action  
7 in Zoning Commission Case No. 12-01D. If we could have the  
8 applicant provide us with a draft order by next Monday, the 26th,  
9 3 o'clock p.m., that would be great.

10 UNIDENTIFIED SPEAKER: Agreed. Thank you.

11 CHAIRPERSON HOOD: Okay. Ms. Schellin, do we have  
12 anything else?

13 MS. SCHELLIN: Just to say welcome back to Jonathan  
14 Rogers at DDOT. He is back, if you guys remember him. I'm sure  
15 you can't forget him. He is back and is now a manager over there.

16 CHAIRPERSON HOOD: Okay. I'm sure we will see him. I  
17 mentioned that a little earlier, but thank you for giving me the  
18 heads up. I'm sure we will see him in the very near future. I  
19 want to thank Catholic University in this whole presentation. I  
20 think the work that you've done really made this hearing what it  
21 was. We always look at -- when you don't have anybody to show up,  
22 whether pro or con, it's always good to have the pros, but when  
23 you have a con and problems that shows the work that's been put  
24 into it, so I want to thank everybody who's put work into this.

1 | It definitely made an easier hearing for us and I think it's  
2 | definitely going to be very beneficial not just to the DMV, but to  
3 | the world, especially with the nurses, so I thank you all for  
4 | everything you all have done.

5 |           Tomorrow's case is a continuation. I'd like to announce  
6 | it. I think we start at 4:00 p.m. Continuation of American  
7 | University Campus Plan, Case No. 20-31. The Zoning Commission  
8 | will be right back tomorrow night at 4:00 p.m. on the same social  
9 | media platform. So with that, unless I hear anything else, I'm  
10 | going to thank everyone for their participation tonight and this  
11 | hearing is adjourned. Good night.

12 |           MS. SCHELLIN: Thank you. Goodnight.

13 |           (Whereupon, the above-entitled matter went off the record at  
14 | 4:58 p.m.)

15 |

C E R T I F I C A T E

This is to certify that the foregoing transcript

In the matter of: Public Hearing

Before: DCZC

Date: 04/19/21

Place: Teleconference

was duly recorded and accurately transcribed under my  
direction; further, that said transcript is a true and  
accurate record of the proceedings.



Gary R. Tuell

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