

GOVERNMENT  
OF  
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

+ + + + +

PUBLIC HEARING

+ + + + +

<p>IN THE MATTER OF:</p> <p>APPLICATION OF THE CATHOLIC UNIVERSITY OF AMERICA</p>	<p>  </p> <p>  </p> <p>  </p> <p>  </p>	<p>Case No.</p> <p>08-10</p>
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Monday  
July 7, 2008

Hearing Room 220 South  
441 4<sup>th</sup> Street, N.W.  
Washington, D.C.

The Public Hearing of Case No. 08-10 by the District of Columbia Zoning Commission convened at 6:30 p.m. in the Office of Zoning Hearing Room at 441 4<sup>th</sup> Street, N.W., Washington, D.C. 20001, Anthony J. Hood, Chairman, presiding.

ZONING COMMISSION MEMBERS PRESENT:

- ANTHONY J. HOOD, Chairman
- GREGORY N. JEFFRIES, Vice Chairman
- CURTIS L. ETHERLY, JR., Commissioner
- MICHAEL G. TURNBULL, Commissioner (OAC)
- PETER G. MAY, Commissioner (NPS)

OFFICE OF ZONING STAFF PRESENT:

SHARON S. SCHELLIN, Secretary

OFFICE OF PLANNING STAFF PRESENT:

STEPHEN MORDFIN  
JOEL LAWSON

The transcript constitutes the minutes from the Public Hearing held on July 7, 2008.

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

6:37 p.m.

CHAIRMAN HOOD: Okay. We're ready to get started. Good evening, ladies and gentlemen.

This is a public hearing of the Zoning Commission of the District of Columbia for Monday, July 7th, 2008.

My name is Anthony J. Hood. Joining me this evening are Vice Chairman Jeffries, Commissioners Etherly, Parsons and Turnbull.

COMMISSIONER TURNBULL:  
Commissioner May.

CHAIRMAN HOOD: Oh, did I -- you know what? I only read what I see. I guess what you start doing is thinking and not reading. Okay. Let's try this again.

My name is Anthony J. Hood. Joining me this are Vice Chairman Jeffries, Commissioner Etherly, Commissioner May and Commissioner Turnbull.

1 Sharon, remind me to speak to --  
2 anyway. Yes. Yes. Okay. Anyway and  
3 Commissioner Turnbull.

4 We're also joined by the Office of  
5 Zoning Staff Sharon Schellin.

6 This proceeding is being recorded  
7 by a court reporter. It is also webcast live.  
8 Accordingly, we must ask you to refrain from  
9 any disruptive noises or actions in the  
10 hearing room.

11 The subject of this evening's  
12 hearing is Zoning Commission Case Number 08-  
13 10. This is a request by Catholic University  
14 for special exception relief pursuant to 210  
15 and 3104.1 of the Zoning Regulations in  
16 construction of a residence hall on its main  
17 campus at lot 45. We'll have to get  
18 clarification on the other lot. I don't think  
19 both of them are 45. Are they? It's just one  
20 1 45 and various parcels in square 3821.

21 Notice of today's hearing was  
22 published in the D.C. Register on May 9th,

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1 2008 and copies of the announcement are  
2 available to my left on the wall near the  
3 door.

4 The hearing will conducted in  
5 accordance with the provisions of 11 DCMR 3117  
6 as follows: Preliminary matters, applicant's  
7 case, report of the Office of Planning, report  
8 of other government agencies, report of the  
9 Advisory Neighborhood Commission, in this case  
10 it's both 5A and 5C, organizations and persons  
11 in support, organizations and persons in  
12 opposition, rebuttal and closing by the  
13 applicant.

14 The following time constraints  
15 will be maintained in this meeting: The  
16 applicant ten minutes, you don't have to use  
17 the full ten, organizations five minutes,  
18 individuals three minutes.

19 The Commission intends to adhere  
20 to the time limits as strictly as possible in  
21 order to hear the case in a reasonable period  
22 of time. The Commission reserves the right to

1 change the time limits for presentations if  
2 necessary and notes that no time shall be  
3 ceded.

4 All persons appearing before the  
5 Commission are to fill out two witness cards.  
6 Upon coming forward to speak to the  
7 Commission, please give both cards to the  
8 reporter sitting to my right before taking a  
9 seat at the table and again, the cards are  
10 located to my left on the table near the door.

11 When presenting information to the  
12 Commission, please turn on and speak into the  
13 microphone first stating your name and home  
14 address. When you are finished speaking,  
15 please turn your microphone off so that your  
16 microphone is no longer picking up sound or  
17 background noise.

18 The decision of the Commission in  
19 this case must be based exclusively on the  
20 public record and to avoid any appearance to  
21 the contrary, the Commission requests that  
22 persons present not engage the members of the

1 Commission in conversation during any recess  
2 or at anytime.

3 The Staff will be available  
4 throughout the hearing to discuss procedural  
5 questions.

6 Please turn off all beepers and  
7 cell phones at this time so not to disrupt  
8 these proceedings.

9 Would all individuals wishing to  
10 testify please rise to take the oath?

11 MS. SCHELLIN: Please raise your  
12 right hand. Mr. Well, are you going to  
13 testify? You'll be answering questions.

14 Do you solemnly or affirm the  
15 testimony you will give this evening's  
16 proceeding will be the truth, the whole truth  
17 and nothing but the truth? Thank you.

18 CHAIRPERSON HOOD: Okay. Thank  
19 you, Ms. Schellin for administering an oath.

20 At this time, does the Commission  
21 have any -- the Commission will consider any  
22 preliminary matters. Does the staff have any

1 preliminary matters?

2 MS. SCHELLIN: Just to advise that  
3 we have receive the affidavit of posting and  
4 it's in order.

5 CHAIRMAN HOOD: Okay. And again,  
6 let me apologize to Commissioner May calling  
7 him Parsons, but I guess Donna is so used to  
8 seeing Mr. Parsons sit down there. We all  
9 still are going through a shock, but we will  
10 -- huh? It said May. What is it -- oh, it  
11 has six of us. Okay. I'm already confused  
12 enough. Okay. Anyway. Okay.

13 Ms. Prince, we can go ahead and  
14 get started. You had two people you want to  
15 proffer as experts. We have seen Mr. Wells  
16 and Ms. Buffington.

17 MS. PRINCE: Beth Buffington.  
18 That's correct.

19 CHAIRMAN HOOD: Right.

20 MS. PRINCE: And we submitted her  
21 résumé --

22 CHAIRMAN HOOD: Right.

1 MS. PRINCE: -- in advance.

2 CHAIRMAN HOOD: We have a résumé  
3 in front of us. Any objections or any  
4 questions? Seeing none, we will proffer both  
5 of them as expert witnesses.

6 MS. PRINCE: Good evening,  
7 Chairman Hood and Members of the Commission.

8 I'm Allison Prince with the law  
9 firm of Pillsbury, Winthrop, Shaw, Pittman and  
10 I'm here with represents of the Catholic  
11 University of America for further processing  
12 of an approved campus plan.

13 CU was before this Commission last  
14 year to amend its campus plan to provide for  
15 the construction of three new dormitories in  
16 the northeast corner of its main campus. It  
17 simultaneously secured approval for the  
18 construction of the first residence hall and  
19 that construction is well under way I should  
20 add and we're now before the Commission for  
21 the further processing of the second of the  
22 three buildings.

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1           The University is proposing a  
2 residence hall adjacent to the first building  
3 that will provide housing for 382 students.  
4 The site is located in its entirety in the R-  
5 5-A Zone District at the southwest corner of  
6 the intersection of John McCormack Road and  
7 Taylor Street.

8           The proposed building compliments  
9 the residence hall that is now under  
10 construction. It has a lesser density and Ms.  
11 Buffington will describe it in detail.

12           The record shows that neither OP  
13 nor DDOT have any objections to this  
14 application and we've received the support of  
15 both ANC 5A and 5C. I'm not sure that 5A ever  
16 did submit a report. However, they did take  
17 action in support of the application as did  
18 5C, the subject ANC.

19           Given that no opposition has been  
20 entered into the record, we will ask the  
21 Commission, if appropriate, at the close of  
22 this hearing to issue a bench decision.

1                   Testifying this evening on  
2 Catholic's behalf is Carl Petchik with  
3 Catholic University and Beth Buffington with  
4 Little Diversified Architectural Consulting.  
5 Mr. Petchik will provide an overview of  
6 Catholic's community outreach efforts and Ms.  
7 Buffington will walk us through the plans for  
8 the residence hall.

9                   We also have Marty Wells of Wells  
10 and Associates available for any questions  
11 that you may have and if you have no  
12 questions, I'll proceed with the testimony of  
13 Mr. Petchik.

14                   CHAIRMAN HOOD: So, we're going to  
15 be able to do all that in ten minutes?

16                   MS. PRINCE: Oh, absolutely.

17                   CHAIRMAN HOOD: Okay. Turn your  
18 microphone on. Thank you.

19                   MR. PETCHIK: Good evening. My  
20 name is Carl Petchik. I'm the Executive  
21 Director of Facilities at the Catholic  
22 University of America.

1           We do appreciate the Commission's  
2 time this evening.

3           As Ms. Prince has indicated, the  
4 University is seeking approval to construct a  
5 residence hall in the northeast corner of the  
6 main campus. The student population has grown  
7 steadily over the past years and we are  
8 finding increased pressure that we do need  
9 additional student housing on the main campus  
10 to keep up with our new demand.

11           Not only will the proposed  
12 building allow consolidation of all our  
13 student housing on the main campus, but will  
14 provide modern housing with updated features  
15 that many students are accustomed to and have  
16 -- are really expecting to have.

17           Though we do provide a number of  
18 on-campus beds for students, much of the  
19 housing stock we have, especially on South  
20 Campus, is located in older, outdated  
21 buildings. In order to remain competitive  
22 with our other universities in Washington, we

1 must be able to provide students with many  
2 more conveniences such as the Internet.

3 By the same token, we believe in  
4 incorporating all new technologies and  
5 concepts into the construction of the  
6 building. This is why we will be seeking LEED  
7 certification for this residential hall.

8 Ms. Buffington can provide more  
9 details on this, but I can tell you in terms  
10 of sustainable design, the University is  
11 wholeheartedly committing to this effort.

12 We are seeking LEED certification  
13 now for the construction of the first hall and  
14 we are going to at least seek a silver level  
15 in the construction of the second hall.

16 Another priority of this  
17 University during the process is to keep the  
18 community updated about our plans and to  
19 address their comments and concerns. To that  
20 end, we have presented this application to ANC  
21 5A, ANC 5C and the Michigan Avenue Park Civic  
22 Association. We have received the unanimous

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1 support of each of these organizations.

2 We will continue to maintain a  
3 dialogue with the community throughout this  
4 process and through future developments on  
5 campus.

6 We are very excited about this  
7 next phase of construction on the University's  
8 campus and we hope the Commission will approve  
9 this application. Thank you.

10 MS. BUFFINGTON: Is this working  
11 now? Oh, good. I'm not all that coordinated.  
12 So, the fact that I have to point and use the  
13 microphone at the same time, you may have to  
14 bear with me.

15 I want to go -- I have five  
16 minutes and nine seconds and you know  
17 architects can talk about their projects all  
18 day. So, I'll try to be as brief as possible.

19 This is the existing campus. This  
20 is one slide from the master plan. The  
21 buildings are up in this corner of the campus  
22 and they replace what was formerly the

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1 Facilities Service Center. So, this was very  
2 much the back edge of campus, but the  
3 University has always wanted to do a better  
4 job of completing this campus along McCormack  
5 and having a better connection to their  
6 athletic facility DuFour which is on the other  
7 side of the Taylor Street Overpass.

8 VICE CHAIRMAN JEFFRIES: Excuse  
9 me. Where is -- you can't see Michigan  
10 Avenue, but where -- can you just -- okay.

11 MS. BUFFINGTON: This is Michigan  
12 Avenue over here. This is Harwood. Here's  
13 the Shrine and this is the -- and this is kind  
14 of upside down. So, this is a close-up of  
15 that site, but in this one here is McCormack  
16 and Taylor and so, it's diagonally -- this  
17 site is diagonally across the campus from the  
18 Shrine.

19 And just to orient you in terms of  
20 the topography, because if you've ever been on  
21 the Catholic Campus, you'll know there's  
22 really a lot of topography there. It's not at

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1 all flat and the actual high point of the  
2 campus runs in a ridge along here sort of  
3 terminating in Marist Hall.

4 So, that although these buildings  
5 are much taller than the existing buildings on  
6 campus, they fit into this corner of campus  
7 very well because they are, in fact, they do  
8 -- are -- do rise with a hill coming up behind  
9 them. So, this whole edge of campus along  
10 here slopes down towards McCormack and so,  
11 there's a -- it steps down the hill.

12 In fact, what we've done on this  
13 when we applied for Opus Hall which is the  
14 first hall which is under construction now  
15 here, we had actually thought that what we  
16 were going to do is construct a sort of raised  
17 lawn here and that these buildings would be at  
18 approximately the same elevation, but what we  
19 found as we worked on the project was that  
20 what we wanted to create -- we actually wanted  
21 to create an opportunity for this building to  
22 be set at a lower level. So, all the

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1 buildings are full seven stories and they're  
2 the same height -- approximately the same  
3 height.

4 This building sits at a lower  
5 level closer to the street level at Taylor  
6 Street. We're taking our point of reference  
7 from the center point of the building at  
8 Taylor Street.

9 And so, this building comes down  
10 the hill and in doing that, we've been able to  
11 create several things that we think are of  
12 great importance to the University and to the  
13 community.

14 One is that there's a natural flow  
15 of traffic across this site. We're coming  
16 down a hill here, down, down, down, down and  
17 then people come along here and go to the  
18 DuFour, the athletic center.

19 So, this is an important natural  
20 flow of traffic across the site and keeping  
21 this building at a lower level helps it engage  
22 better with that flow of traffic.

1           And we were able to create -- we  
2 met -- did some focus group with students and  
3 what we found was while they were interested  
4 in having open playing fields where they could  
5 throw a frisbee or play some kinds of, you  
6 know, pick up games, that they also wanted --  
7 were interested in having a variety of type of  
8 spaces and so, one of the spaces that they  
9 were interested in is the space here that we  
10 call the garden which is a see and be seen  
11 kind of a space. People congregate here.  
12 People pass through and so, you have a good  
13 vantage point of what's going on on campus.  
14 This --

15           VICE CHAIRMAN JEFFRIES: And where  
16 is that in the perspective. Can I --

17           MS. BUFFINGTON: That space down  
18 here --

19           VICE CHAIRMAN JEFFRIES: Right  
20 there.

21           MS. BUFFINGTON: -- at the bottom.

22           VICE CHAIRMAN JEFFRIES: Okay.

1 MS. BUFFINGTON: And again, you  
2 see it down here. It's obviously in  
3 development. You can see in this perspective  
4 it's a little bit bigger than it is on this  
5 because it -- you know, it's an iterative  
6 process. It was in development at the time.

7 This is -- this area here is where  
8 the hill transitions down and you'll notice --  
9 oops. I think my thing has lost its -- no,  
10 there is goes.

11 There's stairs here and stairs  
12 here that help transition down. There's a  
13 hill here and there's sort of more intimate  
14 spaces on the hill. So, people can gather in  
15 smaller groups there or sit alone. There's  
16 sitting walls and things like that.

17 Oops. I'm out of time.

18 Anyway, that gives you a general  
19 overview of the buildings where the focus is  
20 really now on Opus which is farther up the  
21 hill with the more prominent tower and this  
22 building has now a subservient -- it's become

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1 the sort of little sister to this building and  
2 it is -- it is lower down the hill. It has a  
3 subservient tower and a slightly understated  
4 design that matches Opus but has a slightly  
5 understated tower design.

6 And I do have plans and elevations  
7 if you are interested in asking questions or  
8 would like more information.

9 CHAIRMAN HOOD: We don't want to  
10 rush you, Ms. -- even though we said ten  
11 minutes and the reason we did that because we  
12 thought that the case was, you know, the  
13 submittals and everything basically took care  
14 of any issues and we just wanted to basically  
15 ask our questions from our end. So,  
16 hopefully, we were not rushing you. If you  
17 want an additional three or four more minutes.  
18 I know you prepared a long time. I don't want  
19 you to feel rushed.

20 MS. BUFFINGTON: No, I mean I  
21 think I covered the general overview in terms  
22 of the massing of the buildings and the site

1 which I -- and I honestly think that a lot of  
2 -- I'm -- we're very excited about what we're  
3 able to do on the site here. We're very  
4 excited about the fact that this building in  
5 this location is going to serve to -- it's now  
6 going to be eyes on the street here. It's  
7 going to improve security on this corner of  
8 the campus. That people -- in the past there  
9 were some issues in terms of people being  
10 uncomfortable.

11 They used to have -- as they  
12 walked down -- as they walked down McCormack  
13 towards DuFour, they went from the last  
14 residence hall which is right there, the  
15 Milleniums --

16 CHAIRMAN HOOD: Um-hum.

17 MS. BUFFINGTON: -- past the  
18 Facilities Service Center and then under that  
19 overpass on Taylor Street and now, with a  
20 building here, there will be -- constantly be  
21 activity here. There will be eyes on this  
22 corner and -- and I think this whole

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1 transition and the whole movement through the  
2 site really works to enhance the student  
3 experience and enhance the edge of the campus  
4 there and makes the whole campus more secure.

5 CHAIRMAN HOOD: Okay.

6 MS. BUFFINGTON: And performs a  
7 better connection to DuFour there.

8 CHAIRMAN HOOD: Okay. All right.  
9 I'm going to go ahead and start off with  
10 questions. I want to make sure my  
11 orientation. The Vice Chair and I were  
12 sitting here going back with the orientation  
13 and I believe this is as you stated right on  
14 Taylor Street. If I'm going east on Taylor  
15 Street coming across the bridge, before I go  
16 across the bridge, I'm going to make a right  
17 and down in that underpass to the right.

18 MS. BUFFINGTON: That access road.  
19 Yes.

20 CHAIRMAN HOOD: Okay. That's  
21 where we are. Right there to the right.

22 MS. BUFFINGTON: Yes.

1 CHAIRMAN HOOD: That wooded area.

2 MS. BUFFINGTON: This is actually  
3 the access road right here.

4 CHAIRMAN HOOD: Okay. Now, this  
5 may be a question for Mr. Wells. The issue  
6 with the -- you know there's a Ft. Totten  
7 transfer station which a lot of people use.  
8 What's that? McCormack Drive.

9 MS. BUFFINGTON: Um-hum.

10 CHAIRMAN HOOD: The access. When  
11 you come down off that access, that ramp, you  
12 know, have we taken into consideration about  
13 the truck traffic that we're going to have  
14 that's going to be accessing -- going past the  
15 athletic facility, going up to Ft. Totten  
16 Trash Transfer Station. As all that been --  
17 and I think I might have asked this at set  
18 down. Has all that been taken into  
19 consideration?

20 I'm not sure, Ms. Buffington, if  
21 you're better advised to answer that or Mr.  
22 Wells.

1 Ms. Prince, you can tell me who  
2 can answer.

3 MS. PRINCE: I think I need to  
4 understand the question. I mean McCormack is  
5 an open road.

6 CHAIRMAN HOOD: Right.

7 MS. PRINCE: And there is truck  
8 traffic on McCormack. No question. I'm not  
9 sure I understand what the question --

10 CHAIRMAN HOOD: I notice -- I see  
11 a lot of students -- for those of us who go up  
12 to Ft. Totten occasionally, I notice that I  
13 see a lot of students going back and forth on  
14 McCormack and I was just wondering --

15 MS. PRINCE: I think the  
16 predominant crossing point for McCormack is to  
17 the south near the Metro. I'm not sure  
18 there's much crossing, but I mean maybe a  
19 combination of Marty and Carl Petchik could  
20 address concerns you have about traffic on  
21 McCormack.

22 CHAIRMAN HOOD: Well, let me make

1 sure I'm talking about -- I'm talking about  
2 McCormack. Yes. Yes, McCormack. Because  
3 it's near the train tracks.

4 MS. PRINCE: There's nothing to  
5 cross to at this northern end of McCormack.

6 CHAIRMAN HOOD: Right. Not  
7 crossing. I mean accessing. As you go -- the  
8 access. The access that runs -- you can  
9 access it both from the west and the east side  
10 of Taylor Street.

11 MS. BUFFINGTON: Yes, here's the  
12 -- here's -- here's Taylor Street. Yes,  
13 here's Taylor Street and here -- here's the  
14 access road and each one of these access  
15 roads, they're two-way.

16 CHAIRMAN HOOD: Right.

17 MS. BUFFINGTON: They're --  
18 they're not one way.

19 CHAIRMAN HOOD: Well, actually,  
20 you mean you say they're two way. Well, it's  
21 one way to go down in from one side and  
22 there's one way to go down in from the other

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1 side.

2 MS. BUFFINGTON: Yes, well,  
3 they're -- well, it's two directions.

4 CHAIRMAN HOOD: Right.

5 MR. PETCHIK: Right. Two  
6 directions.

7 CHAIRMAN HOOD: Right.

8 MR. PETCHIK: Most of the trash  
9 trucks as we are -- they're coming down now  
10 come down Taylor, come off here, make a left-  
11 hand turn. Coming out, they make a right-hand  
12 turn and then go out Hawaii Avenue. So,  
13 they've started to come up with new patterns.

14 For those coming down Michigan,  
15 they come up here. They make the left-hand  
16 turn. Come all the way down Harwood and go  
17 straight through. But, that's generally now  
18 less than half of the trucks. Most of them  
19 are using Taylor and the bypass ramps.

20 CHAIRMAN HOOD: Um-hum. So,  
21 again, I'm trying to -- maybe I don't know  
22 where the place is and I go up there all the

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1 time. Maybe I don't -- and I pass that  
2 athletic field DuFour. By the way, is this  
3 DuFour from Delaware? Is that who it's named  
4 after?

5 MR. PETCHIK: I don't know whether  
6 it's --

7 CHAIRMAN HOOD: You want to use  
8 your microphone. That isn't part of the case.

9 MR. PETCHIK: I'm sorry. Sir,  
10 I'll have to get that information. It was an  
11 alumni person that's been with the University  
12 and it was named after his family. So, I'm  
13 not sure whether they're --

14 CHAIRMAN HOOD: Right. That may  
15 be the DuFour --

16 MR. PETCHIK: -- with Delaware of  
17 not.

18 CHAIRMAN HOOD: I think it is.  
19 Anyway, again, if I'm not mistaken as you come  
20 off that ramp to go to Ft. Totten Transfer  
21 Station --

22 MR. PETCHIK: Correct. You come

1 off. You go down here about a half a mile and  
2 the transfer station is down at that end.

3 CHAIRMAN HOOD: So, if I'm going  
4 east --

5 MR. PETCHIK: That's all been  
6 reconstructed.

7 CHAIRMAN HOOD: If I'm going east  
8 on Taylor Street, I'm going to come down and  
9 the --

10 MR. PETCHIK: Correct.

11 CHAIRMAN HOOD: -- site is to my  
12 right.

13 MR. PETCHIK: Correct. It's right  
14 there.

15 CHAIRMAN HOOD: Okay. So, is it  
16 your testimony that you don't believe that  
17 that would have any affect, and I'm basically  
18 looking at a safety issue, affect on crossing  
19 people. You know, because I see a lot of  
20 people going back as you stated, Ms.  
21 Buffington, down to the DuFour athletic  
22 facility to the left. You see a lot of action

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1 going and those trucks coming right down off  
2 of there and I just wanted to know what  
3 traffic mitigations have you thought about or  
4 was that even considered? That was my  
5 question.

6 MR. PETCHIK: Okay. We have a  
7 light right here at Hawaii that more or less  
8 begins to control the traffic to the ramp. At  
9 least, backs it up this way. So, you have  
10 that and most of the people use the south side  
11 of the pavement. Then they cross here at the  
12 light because there's a bus stop right here,  
13 too. So, basically, we're living with that  
14 now and the students stop here before walking  
15 underneath. We seem to be living with the  
16 truck traffic rather well actually.

17 CHAIRMAN HOOD: Okay. My main  
18 thrust is I -- I tell I frequent that area.

19 MR. PETCHIK: Yes.

20 CHAIRMAN HOOD: And my main  
21 question is I just want to make sure that  
22 that's been thought through and I know that

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1 you deal with it now. I see it. I've  
2 experienced it. I just wanted to make sure  
3 that now we're adding to that, that it's been  
4 thought through.

5 For me, it's not a showstopper.  
6 But, I wanted to make sure that we addressed  
7 it.

8 VICE CHAIRMAN JEFFRIES: Is there  
9 a lot of traffic there? I mean pedestrian --  
10 non-university traffic that's in there.

11 MR. PETCHIK: There's all the  
12 coming down from Hawaii. The apartments up  
13 here. They come down. That's how they get to  
14 the Metro.

15 VICE CHAIRMAN JEFFRIES: Okay.

16 MR. PETCHIK: We have a small  
17 shopping center here, 7 Eleven. Serves good  
18 coffee in the morning. Matter of fact, that's  
19 why when the trucks come out they stop up  
20 here. They go in and get their coffee.

21 So, basically, this is an area  
22 that -- this is where you cross the road.

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1 Trucks are on this side. We cross here. Then  
2 this side becomes the pedestrian way. The  
3 trucks that turn and go down that end. The  
4 traffic is -- pedestrian traffic is fairly  
5 light. When the trucks start stopping in the  
6 evening, then the pedestrian traffic picks up  
7 in about the -- the 5:00 to 8:00 in the  
8 evening. So, basically, we have holes in both  
9 the traffic and the pedestrian traffic that we  
10 seem to work rather well together.

11 CHAIRMAN HOOD: Okay. Mr.  
12 Turnbull.

13 COMMISSIONER TURNBULL: Thank you,  
14 Mr. Chair.

15 I guess I just wanted to go back  
16 and maybe you can refresh my memory. The  
17 residence halls that are being built now,  
18 they're additional. They're not replacement.  
19 You're not taking out -- so, these are  
20 additional.

21 Well, maybe you can refresh my  
22 memory on the master plan. How many more

1 residence halls do you think they's going to  
2 be added to the campus?

3 MR. PETCHIK: Yes, sir, there's a  
4 possibility that there will be a third phase  
5 in the future. This is going to be the --

6 COMMISSIONER TURNBULL: In the  
7 same area?

8 MR. PETCHIK: In the same area.  
9 Matter of fact, where we're indicating our  
10 hybrid parking lot right now as part of the  
11 landscaping, that space is being reserved for  
12 a potential third building. But, that's going  
13 to be dependent upon enrollment, funding. A  
14 number of -- a number of items.

15 COMMISSIONER TURNBULL: Now, these  
16 residence halls are primary dorm style.  
17 They're not apartments. There's not a food  
18 preparation in the rooms?

19 MR. PETCHIK: Not in the rooms.  
20 There is a -- I'll let Ms. Buffington explain  
21 to you the floor plan. Basically, they are  
22 apartment units. They're five-person

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1 apartment units and there is a major social  
2 area that centers around a kitchen and a  
3 living room.

4 MS. BUFFINGTON: Yes, as Carl  
5 said, basically, these -- it's suite-style  
6 living arrangements. In this --

7 COMMISSIONER TURNBULL: But, no  
8 kitchen?

9 MS. BUFFINGTON: Only in this  
10 community area here.

11 COMMISSIONER TURNBULL: In the  
12 community area. But, the individual suites do  
13 not have a kitchen.

14 MS. BUFFINGTON: No, they do not.

15 COMMISSIONER TURNBULL: Okay. Are  
16 these targeted sophomore, freshman or how do  
17 you -- is this --

18 MR. PETCHIK: These are targeted  
19 for the upper class. Freshmen will be put  
20 into Centennial Village and then sophomores,  
21 seniors will have the new building Opus and  
22 the second phase will be primarily are juniors

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1 and sophomores.

2 VICE CHAIRMAN JEFFRIES: Excuse  
3 me. I'm sorry. I don't mean to interrupt.  
4 Can you point to Centennial Village? Yes,  
5 that's -- okay.

6 MS. BUFFINGTON: This is  
7 Centennial Village.

8 VICE CHAIRMAN JEFFRIES: Okay.  
9 And that's where the freshmen will be?

10 MS. BUFFINGTON: Yes.

11 MR. PETCHIK: Yes.

12 VICE CHAIRMAN JEFFRIES: Okay.

13 MS. BUFFINGTON: I mean currently  
14 they're on South Campus.

15 VICE CHAIRMAN JEFFRIES: Right.

16 MS. BUFFINGTON: But, as that gets  
17 closed, they'll more here.

18 VICE CHAIRMAN JEFFRIES: More into  
19 the center.

20 MS. BUFFINGTON: The idea is to  
21 have all of the residence part of campus in  
22 this part of campus and everybody on the main

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1 campus instead of across Michigan Avenue.

2 COMMISSIONER TURNBULL: Now, is --  
3 typically, there's no parking for freshmen and  
4 sophomores or --

5 MR. PETCHIK: That's correct.  
6 Neither freshmen or sophomores are allowed to  
7 bring cars onto campus.

8 COMMISSIONER TURNBULL: So, it's  
9 only the upperclassmen.

10 MR. PETCHIK: Only the  
11 upperclassmen and commuter students which are  
12 generally at the graduate level.

13 COMMISSIONER TURNBULL: And where  
14 do they park? Could you refresh my memory.

15 MS. BUFFINGTON: Well, you want to  
16 do it?

17 MR. PETCHIK: Parking has a number  
18 of components to it. We've been trying to  
19 move all our parking to the perimeters of the  
20 campus.

21 When we did phase one here, the  
22 Opus Hall, we restructured the parking lot

1 behind O'Boyle Hall. There was only some 40-  
2 some odd cars. We've taken all that out and  
3 provide about 161 cars there now. So, we  
4 replaced that.

5 So, we have a major lot here. We  
6 have a major lot here behind McMayan and then  
7 we have a University garage which is 500 cars  
8 and we can then expand. So, basically, we  
9 have a combination and in the DuFour lot here  
10 which is about another 500 cars. So, we're  
11 consolidating all our parking through  
12 surfacing garage and trying to get it so  
13 becomes points -- destination points.

14 COMMISSIONER TURNBULL: Okay.

15 Thank you.

16 CHAIRMAN HOOD: Any other  
17 questions? Commissioner May.

18 COMMISSIONER MAY: This is going  
19 to be a very minor point, but the apartments  
20 are configured as five students with -- each  
21 with one toilet, one shower?

22 MS. BUFFINGTON: They are five

1 students with -- they are a compartmentalized  
2 bathrooms.

3 COMMISSIONER MAY: Right.

4 MS. BUFFINGTON: So, you can use  
5 the toilet and the shower separately from the  
6 sinks.

7 COMMISSIONER MAY: Right.

8 MS. BUFFINGTON: That's --  
9 actually, in this building, we've got mostly  
10 fives, but each floor also have two fours and  
11 two six-person suites. So, six-person suites  
12 have two baths.

13 COMMISSIONER MAY: Um-hum. Is  
14 that the split point? I mean have you already  
15 done these sorts of buildings before?

16 MS. BUFFINGTON: Yes, five is --

17 COMMISSIONER MAY: And this is --

18 MS. BUFFINGTON: Five's about the  
19 maximum.

20 COMMISSIONER MAY: I think five's  
21 over the maximum based on my --

22 MS. BUFFINGTON: Well, you know, a

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1 lot of people think that, but it's really not.

2 COMMISSIONER MAY: Yes.

3 MS. BUFFINGTON: And the  
4 compartmentalized bath makes a difference and  
5 I -- I'm only saying this because I've done a  
6 lot of these and we've found --

7 COMMISSIONER MAY: Okay.

8 MS. BUFFINGTON: -- and honestly  
9 -- and -- and the -- and Milleniums Halls at  
10 Catholic are five-person apartments.

11 COMMISSIONER MAY: Um-hum.

12 MS. BUFFINGTON: And we've  
13 actually gone in -- we go in and do post  
14 occupancy studies with the students and say do  
15 you have any problem with the -- with the --  
16 it's a four fixture, compartmentalized bath  
17 and five students and I've had one person say,  
18 you know, we had one -- and this is kind of  
19 nice, too, because -- and it's Catholic  
20 University, but one young man said to me, you  
21 know, we've only had one problem once and  
22 that's because we all got up to go to early

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1 mass at the same time and I'm thinking okay,  
2 well, that seems like a good reason to fight  
3 over the bathroom.

4 But, honestly, it is pretty much  
5 our standing.

6 COMMISSIONER MAY: Okay. Well,  
7 I'm glad to know that it's -- that you have  
8 some success with it. Based on my own son's  
9 experience --

10 MS. BUFFINGTON: Yes.

11 COMMISSIONER MAY: -- in college,  
12 four guys sharing a bathroom doesn't work and  
13 it was --

14 MS. BUFFINGTON: Yes, but it's the  
15 compartmentalization --

16 COMMISSIONER MAY: Yes.

17 MS. BUFFINGTON: -- of the -- of  
18 the fixtures. Seems to make all the  
19 difference because --

20 COMMISSIONER MAY: Really.

21 MS. BUFFINGTON: -- if you think  
22 about it, most of the time -- even, you know,

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1 a lot of --

2 COMMISSIONER MAY: That's okay. I  
3 have my answer.

4 MS. BUFFINGTON: Yes, we could  
5 talk about this for hours.

6 COMMISSIONER MAY: It was just a  
7 small question and I just wanted to know that  
8 there was some --

9 MS. BUFFINGTON: Yes, there's some  
10 background on it.

11 COMMISSIONER MAY: -- experience  
12 with that. Then the other thing is the --  
13 there is an elevation --

14 MS. BUFFINGTON: Yes.

15 COMMISSIONER MAY: -- that, yes,  
16 you had up there.

17 MS. BUFFINGTON: You want to see  
18 the three-dimensional thing or the elevation?

19 COMMISSIONER MAY: Something  
20 that's going to show the end wall. So, it was  
21 the -- it was probably the 3D thing. Yes,  
22 well, that shows it, but the other one below

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1 it, too.

2 I guess, you know, looking at that  
3 -- the end-wall elevation there, if you  
4 imagine this as having a companion building  
5 that continues that line which is, I think,  
6 what I saw in your plans --

7 MS. BUFFINGTON: Yes.

8 COMMISSIONER MAY: -- I can see  
9 this elevation, that end-wall elevation, kind  
10 of as it is.

11 MS. BUFFINGTON: Um-hum.

12 CHAIRMAN HOOD: But, if that's it.  
13 If it's only two buildings, that's a really  
14 unimpressive elevation compared to the other  
15 -- the rest of the building and, you know, I  
16 understand there may be lots of drivers for  
17 that, but it just -- you know, that's just  
18 sort of -- it's becoming a pet peeve of mine  
19 now on buildings that we see at the Zoning  
20 Commission where you have residential  
21 buildings where they're really just two sided  
22 and then the end walls get short shrift and it

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1 really -- I mean that is going to be a pretty  
2 prominent facade approaching -- you know,  
3 going down McCormack and there's a fair amount  
4 of traffic that way.

5 MS. BUFFINGTON: I agree with you,  
6 you know, and I think that's a really  
7 excellent point and -- and I -- I -- I'm  
8 perfectly happy to look at that further.

9 I think that -- I think that this  
10 is conceived as a building that has a  
11 companion building. Exactly as you said.

12 COMMISSIONER MAY: Yes.

13 MS. BUFFINGTON: If the third  
14 building is built, then this -- you never see  
15 this end wall because it's essentially blocked  
16 by another building. But, I think it is --

17 COMMISSIONER MAY: Right.

18 MS. BUFFINGTON: -- an excellent  
19 point that in -- when you look at this, it's  
20 very clear that -- that that -- that elevation  
21 has become a lot more prominent than we ever  
22 intended and probably does need to be studied

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1 differently.

2 COMMISSIONER MAY: Yes. Yes, I  
3 mean I would tend to think it would be nice  
4 particularly since that's generally south  
5 facing. Right?

6 MS. BUFFINGTON: Yes, it is.

7 COMMISSIONER MAY: Be nice to have  
8 more than just that single window. Although,  
9 you know, again if it's going to be paired  
10 with an opposite facade that's not too faraway,  
11 maybe you don't want to have too much glass  
12 there, but --

13 MS. BUFFINGTON: Yes, I --

14 COMMISSIONER MAY: -- it just  
15 seems -- it seems really kind of minimal.

16 MS. BUFFINGTON: I -- I agree. I  
17 agree and I -- I think it's a very good  
18 observation and I'm -- I'm very glad you made  
19 it.

20 COMMISSIONER MAY: That's it for  
21 me.

22 CHAIRMAN HOOD: Any other

1 questions? Mr. Parsons, do you have -- oh,  
2 that's right. He's not here. Is he? Okay.

3 All right. Do we have anyone from  
4 ANC 5A or 5C present?

5 Let me just ask. Do we have  
6 anyone that's present that's in opposition to  
7 this case?

8 With that, let me go to the Office  
9 of Planning and I want to apologize, Mr.  
10 Mordfin. I did not introduce you earlier.  
11 Once I saw Mr. Parsons had returned, it just  
12 threw me for a loop and then also -- we're  
13 also joined by Mr. Lawson.

14 Okay. Mr. Mordfin.

15 MR. MORDFIN: Good evening. I'm  
16 Stephen Mordfin with the Office of Planning.

17 And the subject application is in  
18 conformance with the provisions of Section 210  
19 and the application is for the construction of  
20 a college dormitory within a residential zone  
21 district.

22 The residence hall is not likely

1 to become objectionable to neighboring  
2 property because it will not result in an  
3 increase in students, faculty or staff, is  
4 bordered by railroad tracks to the east and  
5 other portions of the campus to the north,  
6 south and west.

7 The proposed FAR is 0.36. Less  
8 than the maximum 0.44 permitted by the campus  
9 plan.

10 The proposed residence hall in  
11 conformance with the 2002 campus plan as it  
12 was amended in 2007 by Order 06-39.

13 No interim use of off-campus is  
14 proposed. No major new buildings are proposed  
15 to be moved off-campus.

16 The application is in conformance  
17 with the Comprehensive Plan and that will  
18 allow for the growth of the neighborhood and  
19 will contribute toward the maintaining of  
20 Catholic University as an institutional use in  
21 Ward 5 with carefully controlled development  
22 and DDOT had not comments on the subject

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1 application.

2 Therefore, the subject application  
3 is in conformance with the requirements of  
4 Section 210 of the Zoning Regulations and the  
5 Office of Planning recommends approval of the  
6 application as submitted by the Applicant.

7 Thank you.

8 CHAIRMAN HOOD: Okay. Thank you,  
9 Mr. Mordfin.

10 Colleagues, any questions? Any  
11 questions? Does the Applicant have any  
12 questions? Okay.

13 Thank you.

14 Other Government agencies?

15 We didn't have anything from DDOT  
16 as you stated. Okay.

17 MR. MORDFIN: The only comments I  
18 received from DDOT were by telephone.

19 CHAIRMAN HOOD: Okay.

20 MR. MORDFIN: And they had -- they  
21 said they had no comments on the application.

22 CHAIRMAN HOOD: And you also

1 received comments from both ANC or at least  
2 one. I think 5C.

3 MR. MORDFIN: I received comments  
4 from the Single Member District Commissioner  
5 Timothy Day, 5C-10 and he informed me also by  
6 telephone that he had no issues with the  
7 subject application.

8 CHAIRMAN HOOD: Okay. All right.  
9 With that, I guess we don't need to leave the  
10 record open to try to get a letter from both  
11 ANCs because there seems to be no opposition  
12 to this case. They have for the record -- the  
13 Single Member District for 5C has, even though  
14 we can't give it great weight, has responded  
15 and 5A, we have not gotten a response.

16 Okay. Thank you, Mr. Mordfin.

17 Any questions? Applicant, no  
18 questions? Okay.

19 Do we have any organizations or  
20 persons in support?

21 Any organizations or persons in  
22 opposition?

1 Ms. Prince, will do the closing.

2 MS. PRINCE: Thank you for your  
3 time this evening.

4 I think this project represents  
5 Catholic U's commitment to consolidate all of  
6 its students in this corner of the campus and  
7 to phase out the South Campus has been planned  
8 for 25 years or more.

9 We would greatly appreciate your  
10 action on the application tonight. I do -- in  
11 light of Mr. May's comment and the architect's  
12 continued interest in working on the south  
13 elevation, I suggest that we simply have one  
14 area of flexibility that allows an opportunity  
15 to modify the south elevation to achieve a  
16 more refined design or a design more  
17 consistent with the remaining facades. Some  
18 kind of language that I could work at and  
19 propose and that will allow us what we need to  
20 continue to work on it.

21 CHAIRMAN HOOD: I think we have  
22 one shot at this. Am I correct? We won't

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1 have proposed and a final.

2 MS. BUFFINGTON: One shot at it.  
3 Right. BZA rules. Right.

4 CHAIRMAN HOOD: Right. So, if we  
5 vote on it tonight, then we'll have to trust  
6 you, Ms. Prince, and I'm going to lean to my  
7 colleague to see -- I'm going to lean to my  
8 colleague who --

9 MS. PRINCE: Just a little bit of  
10 flexibility language.

11 CHAIRMAN HOOD: -- made the  
12 comment and see if he has a comfort level to  
13 move forward.

14 MS. PRINCE: Um-hum.

15 COMMISSIONER MAY: Yes, I would be  
16 happy to move forward with the appropriate  
17 flexibility.

18 I wouldn't limit the flexibility  
19 to the south facade.

20 MS. PRINCE: Um-hum.

21 COMMISSIONER MAY: Because I think  
22 you --

1 MS. PRINCE: That's a good point.

2 COMMISSIONER MAY: -- probably  
3 want to look at both ends so that there's some  
4 certain comparable look and I do think it  
5 should be improved and hopefully, it can be.  
6 So.

7 COMMISSIONER TURNBULL:  
8 Commissioner May, are you looking at perhaps  
9 an introduction of the darker brick?

10 COMMISSIONER MAY: Possibly, but  
11 it really just needs to have the same sort of  
12 level of detail really.

13 COMMISSIONER TURNBULL: Well,  
14 there's certainly -- there is a certain rhythm  
15 to the other elevations.

16 COMMISSIONER MAY: Yes.

17 COMMISSIONER TURNBULL: Are you --

18 COMMISSIONER MAY: And I'm not  
19 suggesting that that's the -- that that's  
20 automatically the solution.

21 COMMISSIONER TURNBULL: Okay.

22 COMMISSIONER MAY: It's just that

1 right now it's blank walls with punched  
2 windows and I think it needs to have a certain  
3 amount of detail introduced to it and make it  
4 -- and maybe that detail comes from additional  
5 windows or maybe it comes from --

6 COMMISSIONER TURNBULL: At either  
7 end. At both ends.

8 COMMISSIONER MAY: Both ends.  
9 Yes.

10 VICE CHAIRMAN JEFFRIES: Chairman,  
11 I'm very comfortable with allowing them  
12 flexibility. I mean, you know, I give a lot  
13 of deference to the University. I mean just  
14 given the way that University is situated and  
15 I don't really feel it impinges on residential  
16 zones and things of that sort and so, I don't  
17 have a problem with any kind of language  
18 around flexibility of design.

19 I will give deference and trust  
20 the University to do the right thing in that  
21 it's their University and they are in the  
22 business of trying to attract students and be

1 competitive and so forth and again, the way  
2 it's situated, it's more of a somewhat private  
3 campus. I don't really have a problem going  
4 forward tonight.

5 CHAIRMAN HOOD: Okay. Thank you.  
6 Any other comments?

7 With that, approve Zoning  
8 Commission Case Number 08-10 for a special  
9 exception for further processing for the  
10 Catholic University of America and I'm just  
11 trying to -- I'm going to look at Mr. Mordfin.

12 Was there a condition other than  
13 the ones that's already in for the campus  
14 plan, was there a condition for this case that  
15 you all had recommended? I don't remember  
16 seeing one.

17 MR. MORDFIN: No, we didn't  
18 recommend any conditions.

19 CHAIRMAN HOOD: And also, allow  
20 the Applicant the flexibility as stated on a  
21 design if need be and as my colleague said,  
22 I'm sure that the -- I'm going to try to

1 balance this. I'm sure that the Catholic  
2 University will do what's right, but I also  
3 want to take into consideration what my  
4 colleague, Commissioner May, has said in  
5 moving forward this approval.

6 I think I balanced that. Didn't  
7 I? Okay.

8 VICE CHAIRMAN JEFFRIES: Need a  
9 second did you say?

10 CHAIRMAN HOOD: And with that, I  
11 ask for a second.

12 VICE CHAIRMAN JEFFRIES: Second.

13 CHAIRMAN HOOD: Okay. It's been  
14 moved and properly second. Any further  
15 discussion?

16 I just want to say that I like the  
17 way that the Catholic University has always  
18 worked with the community and being a Ward 5  
19 resident, I think the openness and the  
20 dialogue, I believe, from what I've seen in  
21 the past, has been very well. So, I would  
22 hope that Catholic University would continue

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1 to move in that fashion.

2 Any further discussion?

3 All those in favor?

4 (Ayes.)

5 CHAIRMAN HOOD: Any opposition?

6 So, ordered. Staff, would you record the vote  
7 and leave Mr. Parsons out of this one.

8 MS. SCHELLIN: Okay. Staff  
9 records the vote 5-0-0 to approval final  
10 action of Zoning Commission Case Number 08-10.  
11 Commissioner Hood moving. Commissioner  
12 Jeffries seconding. Commissioners Etherly,  
13 May and Turnbull in support.

14 CHAIRMAN HOOD: Okay. Ms.  
15 Schellin, do we have anything else for us  
16 tonight?

17 MS. SCHELLIN: No, sir.

18 CHAIRMAN HOOD: Okay. With that,  
19 this hearing is adjourned. Thank everyone for  
20 their participation.

21 (Whereupon, the hearing was  
22 concluded at 7:18 p.m.)