

OFFICE OF ZONING STAFF PRESENT:

SHARON S. SCHELLIN Secretary

OFFICE OF PLANNING STAFF PRESENT:

JOEL LAWSON
TRAVIS PARKER
DAVID MALONEY

The transcript constitutes the minutes from the Public Hearing held on February 5, 2007.

AGENDA ITEM	PAGE
CALL TO ORDER - Carol Mitten.	4
PRELIMINARY MATTERS	7
PRESENTATION OF CASE.	10
OFFICE OF PLANNING - Travis Parker.	48
ADJOURN - Carol Mitten.	56

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
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P-R-O-C-E-E-D-I-N-G-S

6:42 p.m.

CHAIRPERSON MITTEN: Good evening, ladies and gentlemen. This is a public hearing of the Zoning Commission of the District of Columbia for Monday, February 5, 2007. My name is Carol Mitten and joining me this evening are Vice Chairman Anthony Hood and Commissioners John Parsons, Mike Turnbull, and Greg Jeffries.

The subject of this evening's hearing is Zoning Commission Case No. 06-42 and this is a request by Trinity University for special exception relief pursuant to Sections 210 and 3104.1 of the Zoning Regulations for approval of a new campus plan for 2006 through and including 2016. Subject property is located at 125 Michigan Avenue, N.E., and is known as Lot 2 in Square 3548 and Lots 33 and 34 in Parcel 120.

Copies of today's hearing announcement are available and they are in the

1 wall bin by the door. This hearing will be
2 conducted in accordance with the provisions of
3 11 DCMR Section 3117 and the order of
4 procedure will be as follows:

5 We'll take up any preliminary
6 matters followed by the presentation of the
7 applicant's case, report by the Office of
8 Planning, reports by any other Government
9 agencies, report by the Advisory Neighborhood
10 Commission which is 5C, organizations and
11 persons in support, and organizations and
12 persons in opposition.

13 The following time constraints
14 will be maintained in the hearing. The
15 applicant will have 40 minutes, organizations
16 will have five minutes, and individuals will
17 have three minutes. The Commission intends to
18 adhere to the time limits as strictly as
19 possible in order to hear the case in a
20 reasonable period of time. The Commission
21 reserves the right to change the time limits
22 for presentations if necessary and notes that

1 no time shall be exceeded.

2 All persons appearing before the
3 Commission are to fill out two witness cards.
4 They look like this. These cards are on the
5 table by the door and upon coming forward to
6 speak to the Commission please give both cards
7 to the reporter who is sitting to our right.

8 Please be advised that this
9 proceeding is being recorded by the court
10 reporter and is also be webcast live.
11 Accordingly, we ask you to refrain from making
12 any disruptive noises in the hearing room.

13 When presenting information to the
14 Commission we ask you to do what the first
15 group of witnesses has done, take a seat at
16 the table and then turn on and speak into the
17 microphone first stating your name and
18 address. When you are finished speaking
19 please turn the microphone off because they
20 tend to pick up background noise.

21 The decision of the Commission in
22 this case must be based exclusively on the

1 public record and to avoid any appearance to
2 the contrary the Commission request that
3 persons present not engage the members of the
4 Commission in conversation during a recess or
5 any other time and Mrs. Schellin will be
6 available throughout the hearing to answer any
7 questions you might have.

8 Please turn off all beepers and
9 cell phones. Anyone who is planning on
10 testifying if you would stand up, raise your
11 right hand, and direct your attention to Mrs.
12 Schellin and she will administer the oath.

13 (Whereupon, the witnesses were
14 sworn.)

15 CHAIRPERSON MITTEN: Thank you.
16 Now, we have one preliminary matter which is
17 there is a requirement of Section 3113.13(a)
18 to publish the hearing notice in the
19 Washington Times.

20 MRS. SCHELLIN: No, in the D.C.
21 Register.

22 CHAIRPERSON MITTEN: I'm sorry. I

1 misunderstood you earlier. I saw what you had
2 written. To publish in the D.C. Register. It
3 was published in the Washington Times or not?

4 MRS. SCHELLIN: No, that is not a
5 requirement anymore either.

6 CHAIRPERSON MITTEN: Oh, I see.

7 MRS. SCHELLIN: It was just the
8 D.C. Register and based on the response from
9 the Office of the Attorney General it is not
10 a requirement under the Zoning Act. It's just
11 under the Zoning Regulations and it is
12 something that the Commission can waive.

13 CHAIRPERSON MITTEN: Okay. So
14 based on the fact that I believe you have a
15 very robust community engagement process and
16 the ANC has been involved and taken a position
17 on the case, I don't think there has been any
18 lack of notice by the lack of publication in
19 the D.C. Register so I would move that we
20 waive that requirement in this case. Yes,
21 ma'am.

22 MR. HOOD: Second.

1 CHAIRPERSON MITTEN: Any
2 discussion? All those in favor, please say
3 aye.

4 ALL: Aye.

5 CHAIRPERSON MITTEN: Mrs.
6 Schellin.

7 MRS. SCHELLIN: Staff would record
8 the vote five to zero to zero to waive the
9 requirements of 3113.13(a), Commission Mitten
10 moving, Commissioner Hood seconding,
11 Commissioners Jeffries, Parsons, and Turnbull
12 in favor.

13 CHAIRPERSON MITTEN: Thank you.

14 Ms. Dwyer, I think you received a
15 request from the Commission to stand on the
16 record.

17 MS. DWYER: Yes. For the record,
18 Maureen Dwyer. We would be happy to stand on
19 the record and just have the witnesses
20 available to answer any questions.

21 CHAIRPERSON MITTEN: That's great.
22 We like to have these very cordial university

1 campus plans.

2 MS. DWYER: I would just like to
3 point out that the last time we were here I
4 think it was still Trinity College and it is
5 now Trinity University as you notice so
6 progress is being made and this campus plan is
7 further indication of that.

8 CHAIRPERSON MITTEN: That's great.
9 Okay. I know we do have questions so we'll
10 just move right into that. Who would like to
11 go first?

12 MR. TURNBULL: Madam Chair.

13 CHAIRPERSON MITTEN: Mr. Turnbull.

14 MR. TURNBULL: As I am going
15 through this I was just curious. On page 51
16 of your master plan the map there, and it's
17 probably just a term of art, it says,
18 "Potential campus investment." I'm just
19 wondering what does investment mean.

20 MS. MCGUIRE: Thank you very much,
21 Mr. Turnbull. I am Pat McGuire. I am the
22 president at Trinity. That is a term of art

1 we've been using in relation to a portion of
2 the campus that in the last master plan was
3 approved for housing development for new
4 residential housing for our students.

5 Our current housing stock is
6 almost 50 years old in the newest of the
7 buildings. We can no longer house student
8 residents for the foreseeable future in any
9 great number in these buildings built in the
10 1950s and the early 1960s. They really have
11 outlived their usefulness.

12 As we said 10 years ago, and still
13 hope to do, we would like to develop new
14 campus housing that would essentially replace
15 those existing older dormitories and
16 eventually we would plan to tear down Cuvilly
17 Hall, at least, and perhaps Kerby Hall as
18 well.

19 In order to develop the housing
20 and to be able to afford it financially we
21 want to reserve the option and it is really
22 just a place holder now to work with potential

1 housing developers who work with many
2 universities today in order to finance the
3 development and provide the kind of collegiate
4 housing that students expect today.

5 This is housing that has a lot
6 more private space, has more private
7 bathrooms, the ability to cook in the rooms,
8 and might even have some retail on the ground
9 floor such as a coffee shop or things like
10 that. There is not much retail in our
11 neighborhood. It really focuses on that
12 ability of Trinity to continue to have
13 residential students.

14 Many of our students, more than 60
15 percent of our students, are adults and if we
16 develop new housing we would also want to
17 develop housing that would accommodate
18 students with families and children and we
19 have no such housing today that can do that.
20 If we had that kind of housing, perhaps we
21 could have our faculty and staff living closer
22 to us as well.

1 That is really the concept. When
2 we say investment, it is a methodology to help
3 us figure out how to finance it by doing it
4 with a partner.

5 MR. TURNBULL: A lot of
6 universities are doing that same thing with
7 the retail on the first floor. It's a private
8 partnership so I was just curious.

9 You talk about some of the
10 structures. The plan doesn't really show as
11 yet where new buildings would go. I guess I'm
12 just curious. Do you see how you would
13 possibly phase this or how it might be
14 structured?

15 MS. MCGUIRE: For the housing or
16 for the other portions of the plan, the new
17 academic center?

18 MR. TURNBULL: For either one or
19 both.

20 MS. MCGUIRE: I believe we do have
21 an illustration that shows the new academic
22 center plans.

1 Coke, which page is that?

2 MR. FLORANCE: That is page 52.

3 MS. MCGUIRE: Page 52. If you
4 look at page 52 and look along Franklin
5 Street.

6 MR. TURNBULL: Okay.

7 MS. MCGUIRE: The major project we
8 would envision in this new plan is the
9 development of new academic facilities, some
10 of which would replace existing academic
11 facilities. Our principle classroom facility
12 right now is Main Hall which is 110 years old
13 and has never been substantially renovated.

14 At some point that building will
15 need some kind of treatment but in order to do
16 that, we would need to have other space to
17 displace our academic functions and to be able
18 to move our classes and faculty and so forth
19 into that.

20 MR. TURNBULL: Oh, I see.

21 MS. MCGUIRE: In addition to that,
22 the library, which is one of the newer

1 buildings, is a 1963 building and that is the
2 square box closest to the intersection of
3 Franklin and Michigan.

4 That building was opened in 1963
5 but given the age of the library, that is no
6 longer a good kind of a building to house
7 contemporary library so our planning at this
8 point is to really build a new library and
9 classroom building along that street and
10 probably to tear down the existing library and
11 to develop new facilities that would be more
12 appropriate for contemporary library and
13 information technology services for not only
14 an academic community but as we develop this
15 space to do something that would be
16 appropriate for neighborhood participation as
17 well.

18 The last time we sat before you we
19 talked about our athletic center, the Trinity
20 Center, which, by the way, has been a booming
21 success. Our neighborhood enjoys it very
22 much. There is a lot of community

1 participation in the Trinity Center.

2 As we think about developing now a
3 university academic center along that Franklin
4 Street area, we would envision a community
5 learning center that would serve our academic
6 needs and our library needs while also being
7 more accommodating of the learning and
8 instructional needs of the community as well
9 so we see that area for development.

10 The other piece of that, farther
11 down Franklin Street is our science building.
12 The science building was opened in 1941 and
13 has never been renovated. It has much of the
14 original hoods and other systems. That
15 building probably would remain but also need
16 development and we would like to tie that into
17 the concept of a new academic center.

18 Here again, there are all place
19 holders because the cost of this undertaking
20 is considerable and Trinity does not have much
21 more endowment today than we had five years
22 ago which is just about \$9 million. We did

1 successfully raise money for the Trinity
2 Center in the past.

3 It is our intention to launch a
4 capital campaign to start the academic center
5 project and the project will probably be
6 phased so that we would only build as much as
7 we could possibly finance at any given portion
8 in time.

9 On the back end of the campus when
10 we moved to the housing component, it does not
11 appear currently on this plan. It was on the
12 previous master plan. We just had some
13 illustrations up there. There are two
14 buildings right now, Kerby Hall up near the
15 intersection of Lincoln and 4th Street, and
16 Cuvilly Hall down in the Valley.

17 It is our intention when we get to
18 the housing component to replace those
19 buildings eventually and then to build out
20 around them the kind of apartment style
21 dwellings that are more contemporary for
22 collegiate use.

1 MR. TURNBULL: Well, I am just
2 curious. I saw the new footprint for those
3 two academic buildings. I am assuming you are
4 doing one at a time but are you then
5 relocating those uses to another building
6 temporarily?

7 MS. MCGUIRE: Well, we are not
8 quite that far along in our planning actually.

9 MR. TURNBULL: Okay.

10 MS. MCGUIRE: Obviously we would
11 need to relocate the library during this
12 period of time. Now, the good news is we are
13 members of the Washington Research Library
14 Consortium. We are affiliate members, not
15 full members. We fully participate in the
16 Library of Congress system.

17 The reality is today in many
18 instructional -- we are a teaching college.
19 We are not a research institution. The need
20 to warehouse books is significantly less. The
21 need to have the technology to do all of the
22 modern research in a technological environment

1 is great so we have a great deal of campus
2 technology.

3 We could store the books or
4 relocate them in temporary ways while we are
5 redeveloping that whole space. We have about
6 200,000 volumes. It is not an overwhelming
7 task. It would be disruptive but we think we
8 could manage it. Our librarian feels that the
9 tradeoff to get new facilities would be more
10 than worth a year or two of pain.

11 MR. TURNBULL: Okay. The
12 residential buildings would probably be -- I
13 assume if you tear down those you have lost
14 revenue for students coming in so those would
15 probably be in a site nearby and you would
16 keep the old until you finish the new?

17 MS. MCGUIRE: I think so. I think
18 we would work with the developers and the
19 architects to be sure that we didn't lose the
20 housing revenue and probably some kind of
21 build-around of those buildings.

22 We currently house about 200

1 students in those buildings and we could
2 probably also locate some of those students to
3 other buildings on campus which at one point
4 were dormitories but are no longer used as
5 dormitories.

6 We have some space that could be
7 identified for that if need be. Our
8 preference would be to have the new space
9 available for the students to move into and
10 then demolish the others.

11 MR. TURNBULL: Okay. Thank you.
12 One last question. I know you are tight for
13 the money. Do you see in your building
14 program any possible -- as we asked George
15 Washington, obviously a little bit different
16 pot of money but going to any elite design
17 guidelines or sustainable design in your
18 projects?

19 MS. MCGUIRE: We have discussed
20 that actually, of course. Actually, given
21 Trinity's history and characteristics, we care
22 very much about issues related to

1 environmental sustainability and it did come
2 up in our meetings with some of our neighbors
3 as well. Our neighbors are sensitive to that,
4 too.

5 I think as we develop facilities
6 there will be even be interest among our
7 campus community, our faculty and staff, in
8 being sure that we do as much as we can to
9 fulfill the idea of the green campus. How we
10 do that and what that will mean in the future
11 I think we are going to need to learn a lot
12 more about obviously.

13 Certainly we are not a wealthy
14 institution unlike some of our neighboring
15 universities. We want to realize the
16 principles at stake there and do as much as we
17 can.

18 MR. TURNBULL: Good. Thank you.

19 Those are my questions, Madam
20 Chair.

21 CHAIRPERSON MITTEN: Anyone else?

22 Mr. Hood.

1 MR. HOOD: Madam Chair, yes.

2 First, let me say good evening to
3 you all.

4 MS. MCGUIRE: Good evening.

5 MR. HOOD: On page 53 it talks
6 about the proposed vehicle circulation. I
7 just have a couple of questions on that. What
8 is the reason that the 4th Street entrance is
9 closed? Is it security or safety?

10 MS. MCGUIRE: Yes, sir. It is
11 security. Unfortunately we tried having it
12 open in the past and we had several
13 carjackings two years ago when the gates were
14 open. What would happen is the perpetrators
15 would drive in through the campus usually with
16 a stolen car, carjack somebody else on a
17 parking lot, and drive out the back gate.

18 Since we have closed all the gates
19 and put security guards at all the entrances,
20 we have had no crime on campus involving
21 vehicles at all. It is unfortunate. We wish
22 we didn't have to be that way but that's why.

1 MR. HOOD: The District Department
2 of Transportation has made a few
3 recommendations. I don't know if you have had
4 a chance to review it. How many entrances do
5 you have on Franklin Street? I know you have
6 one going to the athletic facility but do you
7 have another entrance or that is the proposed?

8 MS. MCGUIRE: There's two
9 entrances on Franklin Street right now.

10 MR. HOOD: Right. I see it now
11 but when you ride by it -- maybe I'm speeding
12 but, anyway, I've only seen one.

13 MS. MCGUIRE: We won't tell.

14 MR. HOOD: You accept all the
15 issues that they addressed at DDOT?

16 MS. MCGUIRE: Yes. We reviewed
17 the DDOT report and we accept those
18 conditions.

19 MR. HOOD: Okay. Also, I'm
20 looking at, I think, page 7. You talk about
21 demolishing the existing library which you
22 spoke about, renovate the science building,

1 construct the university -- those are things
2 that are not definite but things you may come
3 back and try to do at a later time.

4 MS. MCGUIRE: Yes, sir. Right.
5 Those would all be separate further processing
6 applications.

7 MR. HOOD: Further processing.
8 Okay. Let me just say this to you, President
9 McGuire. I am going to use this opportunity
10 while I'm asking my questions. I think you
11 have really reached out to the community.
12 When I look at Commissioner Barnes' lengthy
13 ANC report I see where she says, "Continue to
14 work closely with the ANC and determine ways
15 in which residents of the community might also
16 make use.

17 I think you have done that already
18 with the athletic center which came before
19 this Commission. I have attended many
20 economic summits and also public safety
21 meetings you have up there so I am not
22 concerned about that.

1 I know it's in the ANC letter. I
2 think you have already set a milestone of
3 contributing to the surrounding neighborhood.
4 I applaud your efforts and I hope you will
5 continue. I'm sure you will continue. Thank
6 you.

7 MS. McGUIRE: I appreciate that
8 very much, Mr. Hood. I appreciate the fact
9 that Silas Grant, our ANC Commissioner, is
10 here this evening representing our ANC. The
11 fact is that the District of Columbia is
12 Trinity today. More than half of our students
13 are District of Columbia residents and we care
14 very much about the growth and development of
15 our community and we grow together. I
16 appreciate your recognition of that.

17 MR. HOOD: Let me ask you one
18 other question. Across the street there is a
19 hospital center which I think is in the DDOT
20 report. Are you all utilizing that when you
21 have big events? Are you using that fringe --
22 is it still called a fringe parking lot?

1 MS. MCGUIRE: I know it as free
2 fringe from my long-ago days.

3 MR. HOOD: Okay, but things have
4 changed. Okay.

5 MS. MCGUIRE: Yes, we do utilize
6 it for our big events right now and they have
7 been very good about working with us. We
8 partner with the hospital center. We are
9 developing a nursing program. We have a very
10 friendly relationship with them and they have
11 been very cooperative.

12 MR. HOOD: Okay, good. Thank you.
13 Keep up the good work.

14 MS. MCGUIRE: Thank you, sir.

15 CHAIRPERSON MITTEN: Anyone else?
16 Mr. Parsons.

17 MR. PARSONS: I wanted to follow
18 up with Mr. Turnbull's questions regarding
19 housing. I hope I understood you to say, so
20 I won't put words in your mouth, that Cuvilly,
21 if I pronounced it --

22 MS. MCGUIRE: Cuvilly.

1 MR. PARSONS: Cuvilly and Kerby
2 would be demolished as the new dormitories
3 come along. Is that a commitment you're
4 making in this plan? I don't see that kind of
5 specificity. I'm trying to preserve as much
6 open space as you've got but it is human
7 nature to take a building that still has a few
8 more years in it and use it for another
9 purpose even though the dormitory was built.

10 MS. MCGUIRE: Mr. Parsons, I think
11 if I had Cuvilly's residents sitting behind me
12 they would have sledgehammers in their hands
13 and would be ready to go today. These
14 buildings were built with Government grants,
15 Cuvilly in 1958 and Kerby in 1965.

16 They are very thin in their walls.
17 The insulation is terrible. We have been
18 dealing with meltdowns in their mechanical
19 systems. We just had to put a half million
20 into Kerby's system this Christmas. Cuvilly,
21 as I speak, the hot water only gets up to 110
22 degrees and we are trying to get it hotter but

1 the pipes run outside the building.

2 MR. HOOD: That's a nice feature.

3 MS. MCGUIRE: Some of the original
4 construction of these facilities was not what
5 we would want today to be sure. They are
6 built like old dormitory warehouses, two
7 students to a room, very unattractive
8 facilities. No ability to cook, no ability to
9 even lounge very attractively.

10 Now, are we making a rock-solid
11 commitment to tear the buildings down in the
12 plan? No, because we have to keep all of our
13 options open and I'm a pragmatist at heart.

14 If, however, we were able to
15 afford building 200 new beds in contemporary
16 living conditions, I would see no reason to
17 keep these older buildings which really are
18 very unattractive facilities. They are very
19 typical of what colleges built in the baby
20 boom of the '60s.

21 MR. PARSONS: Why is it at this
22 juncture you are not able to identify the

1 actual sites of new dormitories?

2 MS. MCGUIRE: Well -- will you
3 help me with that, Coke?

4 MR. FLORANCE: Yes. Coke
5 Florance. The basic reason is because we
6 don't have a program yet and we don't have the
7 envisioned partnership so we are not aware yet
8 of what the scale saw as disposition location
9 where the buildings would be.

10 If we were to put those down on
11 paper, they would be entirely speculative and
12 conjectural and that really seems like the
13 wrong thing to do because down the line when
14 we came in for further processing it could be
15 quite distinct and different. We can say that
16 we are thinking in terms of these structures
17 basically --

18 CHAIRPERSON MITTEN: I need you to
19 stay on the microphone. Could you use this
20 one, please?

21 MR. FLORANCE: Basically in this
22 general area. This is 4th Street and that is

1 Lincoln. That is where they meet.
2 Institutional use is here, residential here.
3 That is an open triangle. This is the general
4 area in which the residential would be and the
5 community and supporting retail if that were
6 part of the arrangement. I found it kind of
7 counter intuitive to draw something on the
8 basis of no knowledge so that's the reason.

9 MR. PARSONS: So we have to rely
10 on this Exhibit 51 that you were talking to
11 Mr. Turnbull about, or on page 51, which is
12 the proposed land use, which shows potential
13 campus investment. Potential campus
14 investment is for dormitories only. Correct?

15 MS. MCGUIRE: Dormitories and
16 related services such as the ground floor
17 retail that would go into them. I mean, we
18 would not be building something that would be
19 unrelated to that kind of use. I could not
20 envision that at all.

21 MR. PARSONS: But this potential
22 campus investment goes over the tennis courts,

1 large areas of open space and I'm trying to
2 shrink it down. Maybe it's not possible.
3 Certainly you don't need all of that area, or
4 you wouldn't be using a lot of that area for
5 consideration of dormitory space.

6 MR. FLORANCE: That's correct. If
7 you look in the submittal record, you'll see
8 that for that entire area residential we are
9 talking about 200,000 square feet but we are
10 probably talking about 80,000 square feet for
11 the actual residential replacement so that
12 would leave something on the order of 120 for
13 any additional use. As you can see, 120,000
14 square feet would be a very limited footprint
15 in relationship to what we striped.

16 MR. PARSONS: Right. It is almost
17 a third of the campus, isn't it?

18 MR. FLORANCE: Yes. Exactly.

19 MS. MCGUIRE: If I could offer a
20 comment on topography which I hope is
21 consistent with what Mr. Florance would
22 indicate. Although looking at it flat it

1 looks like a lot of space, it's a lot of
2 vertical. There's a lot of hills out there.

3 MR. FLORANCE: This is a deep
4 valley.

5 MS. MCGUIRE: It's a deep ravine.

6 MR. FLORANCE: This is higher.

7 MS. MCGUIRE: Yeah. To the extent
8 that we want to keep options open, you
9 mentioned it stripes over the tennis courts.
10 Well, the tennis courts are a modest
11 investment that could be relocated at some
12 point if we felt we needed some of the flat
13 space in the bottom of the valley to do some
14 entryways to potential housing or that sort of
15 thing.

16 The idea is to locate new housing
17 as close to the existing dormitories as
18 possible. I mean, I don't think there is any
19 intent to go much beyond that but we wanted to
20 leave some wings of maneuverability depending
21 upon what a potential partner or even a
22 potential architect would say about how you

1 had to site and position new facilities given
2 the slopes that are back there which are quite
3 steep. Kerby Hall itself is up on top of the
4 hillside. Cuvilly is down in the bottom of
5 the valley and it's mostly hillside from one
6 to the other.

7 MR. PARSONS: All right. So is
8 there any wisdom to calling out an area that
9 is unbuildable as an area of protection, if
10 you will? Forgive me, I'm in the park
11 business.

12 MS. DWYER: I don't think the
13 university is at that point where it can carve
14 out that area but certainly at the time that
15 we do the further processing for the residence
16 halls, the residential buildings, all of that
17 would be determined to be open space areas.
18 There would be new access roads, some
19 associated parking.

20 At that time the University would
21 be able to make a commitment to the areas that
22 would stay as open space and it would show the

1 demolition of Cuvilly Hall and, if needed as
2 well, Kerby Hall. That would all be part of
3 the further processing.

4 MR. PARSONS: Sure.

5 MR. FLORANCE: And it would
6 include a detailed site analysis showing
7 slopes and the whole smear and you know.

8 MS. DWYER: And a landscaping plan
9 and the sustainable design principles that we
10 are incorporating and the way we are
11 preserving the national grade. Some of the
12 partners, I think, that have talked to Trinity
13 in the past have talked about working with the
14 existing slope of the sites and not even
15 digging out for parking, putting it behind the
16 building. There are a number of ways it can
17 work and I think they would come back with a
18 further processing that is very sensitive to
19 all of these issues.

20 MR. PARSONS: I wanted to move to
21 historic preservation. On page 30 you say the
22 Trinity campus does not include any structures

1 designated as historic landmarks, nor is the
2 campus located in an historic neighborhood or
3 district. Certainly some of these buildings
4 must be historic just by their age and
5 appearance. Are you investigating any move to
6 preserve some of these buildings?

7 MS. McGUIRE: Well, as we
8 indicated in the statement and in our
9 conversations with the Office of Planning.
10 This would be new territory for us to make a
11 firm commitment about what to do. We need to
12 explore and understand what the implications
13 and meaning would be of any kind of commitment
14 there and the first step, as I understand it,
15 is to do a survey of the buildings which we
16 have committed to do.

17 MR. PARSONS: Oh, good.

18 MS. McGUIRE: Certainly Main Hall
19 is 110 years old and probably is viewed as
20 historic by many. It has a lot of history, I
21 will say that, and is quite a fabulous
22 building. Notre Dame Chapel is a beautiful

1 building that is about 85 years old and so
2 forth. Many of our buildings are old. We
3 have addressed deferred maintenance
4 repeatedly.

5 What one of our concerns is as we
6 get into this discussion is cost again of the
7 burden of trying to maintain facilities
8 already is great for Trinity and not wanting
9 to have any additional imposition of cost
10 related to what we need to do for maintenance.

11 I think it is fair to say, and the
12 Sisters of Notre Dame still live there so they
13 are very possessive, we are very sensitive to
14 the historic nature of the buildings, the look
15 and so forth so there is no resistance to the
16 idea that we would want to be faithful to the
17 historic beauty of the buildings in any sense
18 but we just want to be careful about what it
19 is that we need to commit to. Obviously Mr.
20 Maloney and I will need to be spending some
21 good time together to learn about what it is
22 all about.

1 MR. PARSONS: Thank you.

2 CHAIRPERSON MITTEN: Mr. Jeffries.

3 MR. JEFFRIES: Yes. Madam
4 President, just a couple of questions. Mr.
5 Florance might, in fact, be the most
6 appropriate person to ask this question to.

7 I'm looking at the pedestrian
8 system. It appears as if we have lost some of
9 the pedestrian walkways in the proposed versus
10 existing. Am I looking at this correctly?

11 MR. FLORANCE: The system is
12 rather complex and it has evolved over time
13 and it works well. If you can see these
14 little orange lines, we are not really
15 changing it at all. All we are really doing
16 is reinforcing it and strengthening it as we
17 develop the University Academic Center.

18 MR. JEFFRIES: So if I look
19 around, I guess, the Center it looks very
20 similar but I'm looking at the building that
21 faces on Franklin Street, N.E.

22 MR. FLORANCE: Yes, and what you

1 see here is the existing. You can see the
2 pathways.

3 MR. JEFFRIES: Right.

4 MR. FLORANCE: What we're
5 proposing here in the absence of a firm design
6 is a major pedestrian access at this point but
7 then there would be pedestrian paths along the
8 roadway system and you can see that as one
9 comes out of Main Hall there is a series of
10 paths and steps and they work then down to the
11 science facility and we would keep all of
12 those intact but modify them on the basis of
13 what we were actually designing at that point.

14 MR. JEFFRIES: Okay. You know, I
15 went to the University of Notre Dame and, you
16 know, wonderful pathways. It didn't always
17 look very nice looking at it in site plan but
18 it was a wonderful experience and really
19 encouraging people to walk and enjoy the
20 campus and so forth so that is why I was
21 somewhat concerned looking at that. That's
22 fine.

1 Noise. Has there been any
2 complaints from surrounding neighbors over the
3 years around any type of noise? I mean, it
4 seems like you've got a lot of distance from
5 any residential communities.

6 MS. DWYER: And there is a
7 cemetery across the street.

8 MR. JEFFRIES: Oh, okay. Okay.

9 MR. FLORANCE: But it's quite
10 quiet.

11 MR. JEFFRIES: You're not
12 disturbing them. Okay.

13 MR. FLORANCE: They are quite
14 quiet.

15 MS. MCGUIRE: I'll just underscore
16 we are a very different type of university
17 than any of those you deal with. 60 percent
18 of our students are adult students. We only
19 have 200 residents and they are all female.
20 I don't want to sound overly sexist in
21 observing that we don't have great big
22 brawling parties. It's not in our culture and

1 there is occasional misbehavior, I suppose,
2 but --

3 MR. JEFFRIES: Saint Mary's has
4 parties. I have to tell you that.

5 MS. MCGUIRE: Saint Mary's has
6 Notre Dame. The reality is we're a dry
7 campus. We are somewhat sedate in our
8 lifestyle for good and for bad. We do have
9 occasional events and so forth but I think
10 they are rare. We have never had a complaint
11 that I know of that has come up to me.

12 MR. JEFFRIES: Okay. Thank you.

13 CHAIRPERSON MITTEN: Mr. Schiesel,
14 I've got a question for you. In your report
15 you had said that your analysis suggest that
16 the campus needs 391 parking spaces to deal
17 with their peak demand and 376 are being
18 proffered. Can you reconcile that?

19 MR. SCHIESEL: The suggestion that
20 391 spaces are needed is based on applying an
21 additional percentage factor on top of the
22 pure number that we calculated was 372.

1 Generally you apply a cushion to handle
2 because the design that we did was based on
3 pretty much -- that 372 number was based on a
4 maximum typical day.

5 A couple factors that we are
6 comfortable with 372 include, one, the fact
7 that on nontypical days Trinity has an
8 additional parking supply that they are using.
9 And, two, that a cushion above our pure
10 calculated demand does not have to be as high
11 for users in an area where there are daily
12 regular users of the site.

13 We compared it to how many
14 visitors come to the site for faculty, staff,
15 and students. We're pretty comfortable with
16 just a small, you know, in the measure of just
17 under 10 bump over what we actually predict is
18 the maximum demand. If this were a different
19 type of building like a retail base or
20 something, we would be a little less
21 comfortable with just a few spaces over what
22 we project to be the maximum demand.

1 In this case because it will be a
2 rare instance when a typical day will be
3 exceeded when we are not expected to use
4 additional parking supply and because there
5 are regular users of the site who will be able
6 to circulate and find all the spaces, we are
7 pretty confident that 372 will be a good
8 number.

9 Would the 391 spaces be better?
10 Yes, but, at the same time, you know, we think
11 in many cases it is not bad to err on the side
12 of fewer spaces, especially when we have the
13 shuttle and other ways to get to the campus.
14 We don't need to go out of our way to
15 encourage people to drive.

16 CHAIRPERSON MITTEN: Okay. On
17 page 8 of the prehearing statement it talks
18 about, "The campus plan proposes to enhance
19 Trinity's existing open spaces within the
20 central campus core and perimeter and increase
21 and intensify landscaping on campus." The
22 landscaping plan is really -- we didn't see it

1 as was suggested in the further processing
2 case we did in 2001.

3 There was a commitment to develop
4 one and it's not here, the comprehensive
5 landscaping plan. There's two things. One is
6 can we get that submitted and it need not be
7 an impediment to getting approval but we need
8 a commitment to when we can get that. And
9 then what's the commitment to delivering on
10 the enhanced landscaping that you are
11 referring to given that might not be
12 necessarily a match-up with a particular
13 further processing case.

14 MS. MCGUIRE: I'm trying to
15 understand what's not there. When we did the
16 Trinity Center we did a considerable amount of
17 landscaping and lighting.

18 CHAIRPERSON MITTEN: That was for
19 that building but there was also -- let me
20 just pull it out. In the further processing
21 case Condition No. 4. This is Tab B to the
22 prehearing statement.

1 MS. McGUIRE: Okay.

2 CHAIRPERSON MITTEN: "The
3 applicant shall develop a comprehensive
4 landscape plan for the campus that is
5 compatible with the goals outlined in the
6 campus plan and that identifies trees to be
7 preserved and removed." That was something
8 that was going to be done subsequent to the
9 order.

10 The reference in the context of
11 this case is to that order but we have never
12 actually seen the comprehensive landscaping
13 plan. The Commission has never seen it. I
14 think it is important that be integrated into
15 your campus master plan.

16 MS. McGUIRE: Sure.

17 CHAIRPERSON MITTEN: And then to
18 the extent that there are things that you
19 intend to do that don't fit nicely in
20 particular with the processing what is your
21 commitment to doing this enhanced landscaping?
22 For instance, let me give you an example or

1 the hardscape and whatnot.

2 On the exhibit that is up right
3 now which is Exhibit M, Figure M on page 54 of
4 the campus master plan, at the Franklin Street
5 entrance you have that little roundabout that
6 will be developed at some point. Is that
7 going to be done in conjunction with the, what
8 is it, the Academic Center?

9 MS. McGUIRE: Yes.

10 CHAIRPERSON MITTEN: Is that
11 intended to be part of that?

12 MS. McGUIRE: Yes.

13 CHAIRPERSON MITTEN: So will there
14 be any landscaping that you do that is not
15 part of a particular further processing?

16 MS. McGUIRE: We are not
17 anticipating that at the current time if that
18 is responsive to your -- I will say that the
19 original landscaping was an Olmstead design
20 and we care very much about that and we have
21 worked very hard actually to preserve trees
22 and shrubs and so forth.

1 You will see a lot of very
2 distinctive landscape features within the
3 campus and many different kinds of trees that
4 our biology sisters know all about and can
5 label every one. We certainly have a
6 commitment to that.

7 I guess my little bit of confusion
8 here is that I think, as I'm recalling, we
9 spent a good deal of time on that in our
10 development of the Trinity Center which, in
11 fact, resculpted a good portion of the middle
12 of the campus.

13 In this plan as we look at
14 resculpting now that southwestern side of the
15 campus, we would also want to do quite a bit
16 there that would both preserve what can be
17 preserved or replace appropriately what needs
18 replacement.

19 CHAIRPERSON MITTEN: I think what
20 we would like to get as part of this plan is
21 what that comprehensive landscape plan is that
22 you committed to develop in the 2001 further

1 processing.

2 MS. McGUIRE: Okay.

3 CHAIRPERSON MITTEN: What we can
4 do is as a condition of this approval is say
5 within X days this will be amended, this
6 document will be amended to incorporate that.
7 What is X days? What is X?

8 MR. FLORANCE: Ninety days.

9 CHAIRPERSON MITTEN: Okay. I
10 think those were my two questions. I did just
11 want to say something. This is more a comment
12 for later but the proposal to have this
13 partnership with a private developer, I'm not
14 opposed to that in theory but what I'm
15 concerned about, and I will ask that this
16 order be clear about, is that I don't know and
17 I'm just saying that I don't want us to take
18 a position now because I think we need to
19 think more about whether it's appropriate for
20 the flexibility that is gained through the
21 campus plan regulations to be used in that
22 way.

1 You are nowhere near your density
2 limitation but say you were it would be a way
3 to get additional density that wouldn't
4 otherwise be available within that zone. I'm
5 just concerned about that as a precedent in
6 other cases.

7 I just want us to remain neutral
8 on the subject until we have a specific
9 proposal before the Commission. It doesn't
10 affect your proposal. I just want to make it
11 clear what the position of the Commission is.
12 Thank you. I think that's it.

13 Does anyone have any follow-up?
14 Okay. Thank you.

15 We are ready for the report from
16 the Office of Planning.

17 MR. PARKER: Good evening, Madam
18 Chair, and members of the Commission. For the
19 record, I'm Travis Parker with the Office of
20 Planning. We have a fairly straightforward
21 plan and, for that reason, for the purposes of
22 the Section 210 in the campus plan

1 requirements I'll stand on the written record
2 and really just talk briefly about the two
3 areas of concern that OP originally discussed
4 with Trinity, both of which you have touched
5 on tonight.

6 The first was the protection of
7 the historic buildings. As you have heard,
8 they've had some discussions with HP and I
9 think there is a commitment to continue to
10 work with HP to both identify their historic
11 resources and come up with a plan to ensure
12 that there is communication when work is done
13 with them and we are satisfied with that.
14 Certainly Mr. Maloney is here to answer any
15 questions you may have on that.

16 The second area of concern was the
17 striping, the identification of areas of the
18 campus plan for potential investment use
19 without more discussion and identification of
20 what those uses might be and what impacts they
21 might have.

22 There is a subsequent submittal

1 from the University that describes a little
2 more about the bulk and the height and what
3 limitations are to be put on that development.
4 We certainly think that is a step in the right
5 direction but we certainly still have
6 concerns, two-fold concerns.

7 First, the potential impact of
8 what those uses might be in terms of parking,
9 traffic, other things that aren't reviewable
10 at this time.

11 Then, secondly, as you alluded to,
12 Ms. Mitten, the precedent for other plans of
13 approving an area for outside non-university
14 investment without further details and what
15 those might be. We heartily endorse the plan
16 and recommend approval with the notation of
17 that concern in terms of campus investment and
18 the ambiguity therein.

19 CHAIRPERSON MITTEN: Thank you.
20 Any questions for Mr. Parker? Any questions?

21 Mr. Parsons.

22 MR. PARSONS: I thought it would

1 be helpful if Mr. Maloney had some preliminary
2 thoughts on historic buildings to get it into
3 the record.

4 MR. MALONEY: Sure. I would be
5 happy to. This case is, from our point of
6 view, very different from GW. Trinity is a
7 much smaller campus obviously, a simpler
8 campus, one designed for university use. It
9 is one where the university has an evident
10 appreciation of both the landscape and
11 historic qualities of the buildings. Not
12 saying that GW does not.

13 We felt that since this really was
14 Trinity's first real experience with
15 preservation that it was appropriate for us to
16 do it step by step and to expect small steps
17 in the beginning and we would continue a
18 dialogue and a process of consultation with
19 them as they move forward.

20 Also, their expectations for
21 campus growth are very modest. I think given
22 that we felt that just the establishment of

1 consultation and the establishment or the
2 agreement to continue dialogue was what was
3 important here. I think I would stress, as
4 you mentioned, the qualities of the campus
5 from a landscape point of view.

6 Those are also very important.
7 This is the first I heard that the campus
8 actually was designed by Olmstead. I didn't
9 actually realize that, but it's the quality of
10 the buildings and the landscape together that
11 make this a special place.

12 CHAIRPERSON MITTEN: Anyone else?

13 Ms. Dwyer, anything?

14 MS. DWYER: No, I have no
15 questions for the Office of Planning or Mr.
16 Maloney.

17 CHAIRPERSON MITTEN: Okay. Thank
18 you. And we have a report in the record from
19 Department of Transportation. We also have a
20 report from ANC-5C. I understand there is an
21 ANC Commissioner present.

22 MS. DWYER: Silas Grant was here

1 but we just got a note that he had an
2 emergency and he had to leave. He was going
3 to present the ANC report. I'm not sure if
4 there is anyone else from the ANC to give that
5 report.

6 CHAIRPERSON MITTEN: Okay. Then
7 we would just note that Exhibit No. 13 in the
8 record notes the unanimous support of ANC-5C
9 for the campus plan proposal.

10 Is there anyone who would like to
11 testify in support of the application? Anyone
12 who would like to testify in opposition to the
13 application? Okay. Ms. Dwyer.

14 MS. DWYER: Well, on the basis of
15 the testimony and the evidence in the record,
16 we would like to request your approval of
17 this. The last two times that Trinity has
18 appeared before you they have received a bench
19 decision and a summary order and we would like
20 that here.

21 We agree with the conditions that
22 Mr. Parker put in his report regarding

1 historic preservation for that to be part of
2 the order. In addition the condition that
3 within 90 days we would file a landscape plan.
4 Otherwise, we feel that we meet the special
5 exception requirements and are happy to be
6 here tonight on behalf of Trinity.

7 CHAIRPERSON MITTEN: Thank you. I
8 think we can accommodate your request for a
9 bench decision. I just would ask one little
10 amendment which is that the campus master plan
11 be resubmitted with the landscaping plan in it
12 because it's good to have a single document.

13 MS. DWYER: We will do that.

14 CHAIRPERSON MITTEN: Okay. That
15 would be great. So then I would move approval
16 of Case No. 06-42 with the conditions
17 proffered by the Office of Planning and the
18 Department of Transportation and the
19 requirement for the landscaping plan in 90
20 days.

21 MR. HOOD: I'll second.

22 CHAIRPERSON MITTEN: Thank you. I

1 would also just like to add that I would like
2 the order, even though it can be a summary
3 order, to just note that the Commission is not
4 taking a position on the intention of the
5 University to in the future propose a private,
6 or at least partially private development on
7 the site.

8 Someone in OIG will make this a
9 little more articulate. We are just neutral
10 on the subject right now because we don't have
11 enough information in the record. I just
12 would like that to be noted in the order. Is
13 there any discussion?

14 MR. HOOD: Discussion. Madam
15 Chair, you asked for a new report with a
16 different plan. Maybe we can give them these
17 reports back and they can just send a certain
18 page. We always talk about lead and recycle.
19 We need to be the example. That's just my
20 suggestion. You don't have to agree to it but
21 I think that would help you if you could add
22 that page because these come right off and put

1 them right back on. That's my suggestion.

2 CHAIRPERSON MITTEN: That's an
3 excellent suggestion, Mr. Hood. Spoken like
4 somebody who knows something about printing.

5 MR. HOOD: That's one thing I do
6 know about.

7 CHAIRPERSON MITTEN: Anyone else?
8 All those in favor please say aye.

9 ALL: Aye.

10 CHAIRPERSON MITTEN: Mrs.
11 Schellin, we have none opposed.

12 MRS. SCHELLIN: The staff would
13 record the vote five to zero to zero to
14 approve Zoning Commission Case No. 06-42,
15 Commissioner Mitten moving, Commissioner Hood
16 seconding, Commissioners Jeffries, Parsons,
17 and Turnbull in favor.

18 CHAIRPERSON MITTEN: Thank you.
19 Thank you for your presentation. Good to see
20 you. We are adjourned.

21 (Whereupon, at 7:31 p.m. the
22 hearing was adjourned.)