

Government of the District of Columbia

ZONING COMMISSION



ZONING COMMISSION ORDER NO. 937

Case No. 00-37CP/16645

Trinity College Campus Plan Further Processing

January 18, 2001

Zoning Commission Application No. 00-37CP/16645 of Trinity College, pursuant to 11 DCMR § 3104.1, for a special exception under Section 210 for the further processing of an approved campus plan for the construction of the Trinity Center for Women and Girls in Sports and to make renovations to the existing Alumnae Hall in an R-5-A District at premises 125 Michigan Avenue, N.E. (Square 3548, Lot 2, Parcels 120/33 and 120/34).

HEARING DATES: January 9 and 18, 2001

DECISION DATE: January 18, 2001

SUMMARY ORDER

The applicant, Trinity College, filed an application pursuant to 11 DCMR § 3104.1 for a special exception under section 210, the provisions of which are applicable in an R-5-A District pursuant to section 352, for the further processing of the applicant's approved campus plan to allow the construction of the Trinity Center for Women and Girls in Sports, including a student center, and the renovation of and an addition to Alumnae Hall. Pursuant to sections 3035 and 3104.4, adopted by the Zoning Commission in the Notice of Final Rulemaking published on December 8, 2000, at 47 DCR § 9725, the Commission heard and decided the case.

The Office of Zoning provided proper and timely notice of the public hearing on this application, by publication in the *D.C. Register* and by mail to the applicant, Advisory Neighborhood Commission (ANC) 5C, and the owners of all property within 200 feet of the site.

The property that is the subject of the application is located within the jurisdiction of ANC 5C. ANC 5C, which is automatically a party to the application, filed a written statement, dated January 16, 2001, pledging its unanimous support of the application. In addition, the Office of Planning and the Department of Public Works, in their reports dated January 5, 2001, recommended approval of the application, subject to certain conditions that are incorporated in this order.

As directed by 11 DCMR § 3119.2, the Commission required the applicant to satisfy the burden of

proving the elements that are necessary to establish the case for a special exception under 11 DCMR § 210. No person or entity appeared at the public hearing in opposition to the application or otherwise requested to participate as a party in this proceeding. Accordingly, a decision by the Commission to grant this application would not be adverse to any party.

Based upon the record before the Commission, the Commission concludes that the applicant has met its burden of proof under 11 DCMR §§ 3104.1 and 210, and that the requested relief can be granted because it is in harmony with the general purpose and intent of the Zoning Regulations and Map and will not tend to affect adversely the use of neighboring property in accordance with the Zoning Regulations and Map. It is therefore **ORDERED** that the application is **GRANTED**, subject to the following conditions:

1. Construction of the Trinity Center for Women and Girls in Sports shall be in substantial accordance with the plans marked as Exhibit No. 8 of BZA Application No. 16645 and Exhibit No. 10 of Zoning Commission Application No. 00-37CP. The exterior building materials shall be brick with standard brick reveals, Flemish bond brick face, and cast stone. The colors and finish of materials shall be compatible with existing Alumnae Hall.
2. The applicant shall address tree preservation, planting, soil erosion control, and construction management practices in the Environmental Impact Screening Form filed with the Department of Consumer and Regulatory Affairs as part of the building permit process.
3. The applicant shall preserve trees of significant maturity, condition, and form near the limits of grading through the use of tree wells, retaining walls, and other standard tree preservation measures. The applicant shall replant trees on campus as necessary to mitigate the tree removal proposed in connection with this application.
4. The applicant shall develop a comprehensive landscape plan for the campus, that is compatible with the goals outlined in the Campus Plan, and that identifies trees to be preserved and removed.
5. The applicant shall request from the Public Space Committee the authority to maintain the existing walls and vegetation in the Franklin Street right-of-way.
6. As part of the construction approved in this order, the applicant shall provide a total of 400 of the 526 parking spaces required by the campus plan to be located on the campus grounds.
7. The total existing and proposed gross square feet for the campus shall be 615,710 square feet.
8. The applicant shall work with the Department of Public Works to provide for an entrance warning sign, east of the proposed gate entrance off Franklin Street, to provide notice to

westbound traffic on Franklin Street.

9. The applicant shall provide for improved access to the designated event parking location from Cuvilly Drive.
10. Prior to major events, the applicant shall publicize to likely attendees the availability of its shuttle service between the campus and the Brookland/Catholic University Metrorail station.
11. The applicant shall consider the need for traffic control support (at major access points to the campus) by the Metropolitan Police Department during major events that would utilize most of the capacity of the proposed Trinity Center. Examples of such events include commencement, major athletic events, and other events likely to draw a similar number of attendees.
12. The applicant shall create contingency plans for use of the fringe parking lot adjacent to Harewood Road for unusual situations where the modal choices of event attendees would likely result in excessive parking demand.

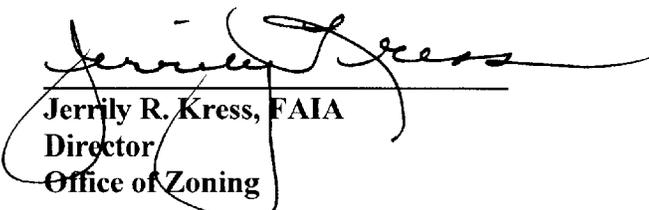
Pursuant to 11 DCMR § 3101.6, the Commission has determined to waive the requirement of 11 DCMR § 3125.3 that the order of the Commission be accompanied by findings of fact and conclusions of law. The waiver will not prejudice the rights of any party, and is not prohibited by law.

VOTE: 5-0 (Anthony J. Hood, Carol J. Mitten, Kwasi Holman, John G. Parsons, Herbert M. Franklin, to approve).

BY ORDER OF THE ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA

Each concurring member has approved the issuance of this Summary Order.

ATTESTED BY:



Jerrily R. Kress, FAIA
Director
Office of Zoning

FINAL DATE OF ORDER: FEB - 1 2001

PURSUANT TO 11 DCMR § 3125.6, THIS ORDER WILL BECOME FINAL UPON ITS FILING IN THE RECORD AND SERVICE UPON THE PARTIES. UNDER 11 DCMR § 3125.9, THIS ORDER WILL BECOME EFFECTIVE TEN DAYS AFTER IT BECOMES FINAL.

PURSUANT TO 11 DCMR § 3130, THIS ORDER SHALL NOT BE VALID FOR MORE THAN TWO YEARS AFTER IT BECOMES EFFECTIVE UNLESS, WITHIN SUCH TWO-YEAR PERIOD, THE APPLICANT FILES PLANS FOR THE PROPOSED STRUCTURES AND RENOVATIONS WITH THE DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS FOR THE PURPOSES OF SECURING A BUILDING PERMIT.

THE APPLICANT SHALL COMPLY FULLY WITH THE PROVISIONS OF THE HUMAN RIGHTS ACT OF 1977, D.C. LAW 2-38, AS AMENDED, CODIFIED AS CHAPTER 25 IN TITLE 1 OF THE D.C. CODE. *SEE* D.C. CODE § 1-2531 (1999 Repl.). THIS ORDER IS CONDITIONED UPON FULL COMPLIANCE WITH THE HUMAN RIGHTS ACT. THE FAILURE OR REFUSAL OF THE APPLICANT TO COMPLY SHALL BE A PROPER BASIS FOR THE REVOCATION OF THIS ORDER.