GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

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Office of the Director

MEMORANDUM

ZONING COMMISSION
District of Columbia
Case 02-25
Exhibit 20

TO: D.C. Zoning Commission

FROM: Andrew Altman, Director

DATE: September 6, 2003

SUBJECT: **Zoning Commission Case No. 02-25**: Application for Special Exception to approve the campus plan for University of Notre Dame, 1615 New Hampshire Avenue, N.W., Lot 249 in Square 155

APPLICATION

The application by the University of Notre Dame requests approval of a special exception to allow the use of an existing building at 1615 New Hampshire Avenue, N.W. (Square 155, Lot 249), as a University campus, pursuant to 11 DCMR §3104.4 and subject to the standards outlined in 11 DCMR §507.

SUMMARY AND RECOMMENDATION

This is a supplemental report to the Office of Planning (OP) report dated September 5, 2003. At that time, OP was working with the applicant to develop a set of acceptable conditions and was unable to make a recommendation.

In OP's opinion, the proposed campus plan will be 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 Zoning maps. The granting of the requested special exception to approve the Campus Plan for the University of Notre Dame is an appropriate application of the special exception provisions.

OP recognizes the unique educational and housing opportunity such a campus and program provides students in the nation's capital. OP supports this valuable opportunity and believes the ultimate full occupancy of the building as a small adjunct campus with on-site student housing would not create an adverse impact on the neighborhood.

However, based on tenant lease information provided by the applicant (See Exhibit F), OP has concerns about the transition of commercial tenant space and the time table submitted for occupying the building by the fall of 2003. In order to fully assess how the building will be used for classrooms, dormitories, university offices and possible commercial tenant offices, during this transitional time, OP has requested

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but not yet received additional information regarding the following:

- Where the projected fifty students will be housed within the building,
- How and when the commercial space will be refitted to accommodate the projected full enrollment of fifty students,
- The allocation of the remaining square footage between the university uses and commercial tenants, and
- A parking allocation study for current and project uses.

OP recognizes that there are currently approximately fifty commercial employees and a potential of 19 residential tenants. OP balances this with the projected 50 students and 8 staff. It is the transitional period between commercial/residential uses to university use that raises OP's concern of potential double impact, especially with regard to parking.

OP concludes that the lower level, first, fourth, and fifth floors will be available and can accommodate the University's need for occupancy by fall 2003, with an enrollment of thirty-one (31) students.

Based on the housing accommodations, the existing commercial leases and OP's concerns regarding the transition and timing, OP recommends the following:

1. The campus plan be **APPROVED** for ten (10) years;

2. This building be **APPROVED** for further processing of the lower level, first, fourth, and fifth floors, as shown in Table 4.

3. The student enrollment be capped at thirty-one (31) students for the four (4) years; or until the second and third floors are converted to university use;

4. The applicant returns for further processing of the second and third floors and potential increased enrollment at the end of the four (4) years; or before that time if the commercial tenants vacate and the University wishes to convert the space for its use;

5. The applicant commit to efforts to encourage ridesharing, transit, bicycle and pedestrian modes of transportation by employees, fellows, faculty and visitors;

6. As long as commercial tenants remain on the second and third floors, six (6) parking spaces must be reserved for their use; and

7. The applicant prohibit students from having vehicles while attending the Program.

AA/vr