ARNOLD & PORTER

Cynthia A. Giordano
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555 Twelfth Street, NW
Washington, DC 20004-1206

D.C. OFFICE OF ZONING
2003 SEP 29 AM 10:29

September 25, 2003

Ms. Carol Mitten, Chair
District of Columbia Zoning Commission
441 4th Street, N.W.
Suite 210
Washington, D.C. 20001

Re: ZC Case No. 03-17; Supplemental Application of Howard University for Amendment to its Adopted Campus Plan

Dear Ms. Mitten:

The President and Directors of Howard University herewith submit twenty (20) copies of an application for an amendment to its approved Campus Plan to permit continued housing use and redevelopment of the site formerly occupied by the Bethune residence hall. The Campus Plan currently indicates that the site would be renovated for use as a faculty center. This is a special exception pursuant to §§ 3104 and 210 of the Zoning Regulations. The enclosed materials include the following:

1. The special exception application form signed on behalf of the applicant;

2. Twenty (20) copies of the applicants' Statement in Support of the Campus Plan amendment; and

3. A check in the amount of $5,000 payable to the D.C. Treasurer for the filing fee.

On behalf of the Applicant, we hereby request that this amendment be considered simultaneously with the referenced further processing case. We note that the two affected ANCS and two civic associations are on record in support of a dormitory use on the site. (See attached correspondence from ANC-5C, ANC-1B, the Bloomingdale Civic Association, and the LeDroit Civic Association.)

ZONING COMMISSION
District of Columbia
Case 03-17
Exhibit 18

ZONING COMMISSION
District of Columbia
CASE NO.03-17
EXHIBIT NO.18

Thank you for your consideration of this application.

Sincerely,

ARNOLD & PORTER

Cynthia A. Giordano

Nathan W. Gross, AICP

Enclosures

cc: Maxine Brown-Roberts, Office of Planning
Alan Bergstein, Corporation Counsel
Jim Berry, Jr., ANC 5-C
Deborah R. Thomas, ANC 1B
Myla J. Moss, LeDroit Park Civic Association
Cleopatra Jones, Bloomingdale Civic Association

GOVERNMENT OF THE DISTRICT OF COLUMBIA
ADVISORY NEIGHBORHOOD COMMISSION 5C

POST OFFICE BOX 77761
WASHINGTON, D.C. 20013

TELEPHONE: 832-1965/1966
www.anc5c.org

September 22, 2003

ZONING COMMISSION
D.C.
2003 SEP 22 AM 10:31

Chairperson Carol Mitten
Government of the District of Columbia
Zoning Commission
441 4th Street, N.W., Suite 210
Washington, D.C. 20001

RE: Case No. 03-17, Howard University

Dear Chairperson Mitten:

I write to let you know that Advisory Neighborhood Commission 5C (ANC 5C) met on Tuesday, September 16, 2003 to consider, among other important matters, the above-referenced case. For the record, it should be known that timely and appropriate notice of this regular monthly meeting was given to the residents of ANC 5C and that a quorum of our membership was present when the matter was presented, discussed and voted upon. (Specifically, the meeting was held at St. Paul's College, 3015 4th Street, N.E.) It should also be known that the subject site does not exist within the boundaries of ANC 5C, but that Howard University officials typically inform us of such developments and seek our support where projects are undertaken in areas that may have an impact upon our constituency. Indeed, the University has been very good in extending this courtesy to our commission over the years.

In brief, ANC 5C voted to extend its unanimous support for Howard University's application for a special exception under Section 210 to replace the building currently known as Bethune Hall, located at premises 2255 4th Street, N.W. (Square 3068, Part of Lot 30). Further, it is our understanding that ANC 5C joins ANC 1B, the LeDroit Park Civic Association, and the Bloomingdale Civic Association in supporting this project and in the belief that the University will meet its obligations with respect to parking requirements and other matters. Finally, we see the completion of this project as providing another asset to the University, to its student body and to the surrounding community.

If you require additional information from me/us in connection with our support of this project, please contact me at the above-address. I/we thank you in advance for giving our position on this matter the "great weight" to which it is entitled.

Yours truly,

James D. Berry, Jr.
Chairperson

cc: Members, ANC 5C

JDB

ADVISORY NEIGHBORHOOD COMMISSION 1B
GOVERNMENT OF THE DISTRICT OF COLUMBIA
COLUMBIA HEIGHTS / LEDROIT PARK / SHAW / UNIVERSITY HEIGHTS

1B01 Lawrence T. Guyot, Jr.
1B02 Philip C. Spalding
1B03 Catherine Hammonds
1B04 Deborah R. Thomas
1B05 Jarvis Houston
1B06 Theodore "Ted" Butler
1B07 Sertira "Cookie" A. Wilson
1B08 Charles E. Glover
1B09 Sinclair "Nupe" Skinner
1B10 Kelvin P. Esters
1B11 Raymond Wright

D.C. OFFICE OF ZONING
2003 SEP 22 AM 10:32

9 August 2003

Zoning Commission for the District of Columbia
Suite 210
441 4th Street, NW
Washington, DC 20001

Case No. 03-17
Howard University

Dear Chairman Mitten:

At its regularly scheduled meeting on August 7, 2003 (notice of which was properly given, and at which a quorum of eight of eleven members was present) ANC1B voted unanimous (8-0-0) support for the application of Howard University for a special exception under Section 210 to replace the building known as Bethune Hall and located at premises 2255 4th Street, NW (Square 3068, Part of Lot 30). There were no objections to the siting, massing, use or design of the proposed replacement building. ANC1B also noted the support of the LeDroit Park Civic Association for this application. There were no objections to the intention to turn a portion of College Street at the northern edge of the site to predominately pedestrian use. Commissioners did, however, find the applicant's overview of traffic and parking suspect. Within the strict definitions of this application Howard University will be required to identify and add two parking spaces, while the current Master Plan shows a surplus of 865 spaces. Commissioners bordering the Howard University campus stated that there is no community recognition of a surplus in parking, and that Howard University should be exploring increased parking in any amendment to the existing campus master plan. Section 210.2 requires that "Use as a college or university shall be located so that it is not likely to become objectionable to neighboring property because of noise, traffic, number of students, or other objectionable conditions." Commissioners did indicate that traffic and parking concerns are rising to the level of objectionable conditions, and that the University should be addressing these community concerns.

ANC1B request that the Zoning Commission give great weight to our endorsement of this application.

Sincerely,

Deborah R. Thomas, Chairperson

Philip C. Spalding, Secretary
Box 73710, Washington, DC 20056

CC: Howard University

Bloomingdale Civic Association, Inc.
P.O. Box 1438
Washington, DC 20013
(202) 234-5399

Cleopatra Jones
President

DC ... Planning
2003 SEP 22 AM 10:32

September 9, 2003

Ms. Maybelle Taylor Bennett
Director, Howard University Community Association
2731 Georgia Avenue, N.W.
Washington, D.C. 20001

Dear Ms. Bennett:

At the regularly scheduled June 16th meeting of the Bloomingdale Civic Association, a presentation was made of the plans for the new Bethune Hall at Howard University. At that time, Mr. Bruce Costello and the Architectural team of Hillier-Amos Bailey Arnold described the new dormitory as a replacement building for a dormitory that was now obsolete.

The new building's amenities were described in detail, as including a convenience store, cyber café, a community room, and fitness facilities that would be for the exclusive use of students. Laundry facilities, study rooms, social lounges were among the more typical amenities with which dormitories are usually equipped, and these also would be for the exclusive use of students. None of these uses is likely to generate increased pedestrian or vehicular traffic that will adversely affect Bloomingdale residents.

The closure of College Street for use as a landscaped pedestrian street was found not to be objectionable. We understand that vehicular use will be restricted to emergency vehicles, service vehicles, University shuttle busses and students' who are moving into and out of the dormitory. In the presentation, the description of the proximity of the building to the utilities that run beneath College Street, the cost of providing parking and the minimal additional parking that would be required of the University based on the number of additional beds the new dormitory would accommodate, were all found acceptable. In addition, Bloomingdale residents are not likely to experience any significant additional competition for on-street parking from residents of the new dormitory.

The building was also described as having strategically placed security personnel and equipment that is state-of-the-art.

"Rooting for a Better Tomorrow"

In summary, the new Bethune Hall promises to provide much-needed upgraded residential space for Howard University students that is located close to the campus. It is not likely to create adverse impacts for Bloomingdale residents, and therefore the Bloomingdale Civic Association wholeheartedly supports this project.

Sincerely,

Cleopatra Jones
President
Bloomingdale Civic Association

LeDroit Park Civic Association

August 26, 2003

2003 SEP 29 AM 10:32

Zoning Commission for the District of Columbia
Suite 210
441 4th Street, NW
2731 Georgia Avenue, NW
Washington, DC 20001

RE: Case No. 03-17, Howard University

Dear Chairman Mitten:

The LeDroit Park Civic Association supports the application of Howard University for a special exception under Section 210 to replace the building known as Bethune Hall located at premises 2255 4th Street, NW. The Association has no objections to the sitting, massing, use or design of the proposed replacement building.

During our June 24, 2003 meeting the Association did voice some concern regarding parking and traffic and its impact on the residents of LeDroit Park. However, the Association is pleased to learn that since our June meeting Howard University has been able to locate an additional 23 parking spaces. While the additional spaces are not a panacea to all parking and traffic concerns, it is a good faith effort on behalf of Howard University to maintain good working relations with LeDroit Park as well as being in compliance with the zoning application guidelines.

The LeDroit Park Civic Association supports the application and strongly encourages the Zoning Commission to approve said application Case No. 03-17.

Sincerely,

Myla J. Moss
President

Cc: Howard University

Form 120 – Exhibit 1
(Revised 04/29/02)

Case No._____

BEFORE THE BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA

APPLICATION

Notice: See other side of application form for instructions

Pursuant to Sections §3103.2 - Use Variance, §3103.2 - Area Variance and/or §3104.1 - Special Exception of Title 11 DCMR - Zoning Regulations an application is hereby made, the details of which are as follows:

Address(es)	Square	Lot No(s).	Zoning Districts	Relief Being Sought Area Variance · Use Variance Special Exception	Section No(s).
2255 9th Street	2568	30	SP-2	special exception	

2003 SEP 29 PM 10:32

Present use(s) of Property:	vacant		
Proposed use(s) of Property:	residential		
Owner of Property:	Howard University	Telephone No:	2028062530
Address of Owner:	2400 6th St NW		

Written paragraph specifically stating the "who, what, and where of the proposed action(s)". This will serve as the Public Hearing Notice:

Amendment to approved campus plan - to change use designation from Faculty Center - to residence hall for ~~male~~ freshman women

Estimated construction cost	$	Advisory Neighborhood Commission Single-Member District(s)	
Date:	9/26/03	Signature:	Applicant* Cynthia Giordano

* *The Owner of the Property for which the application is made or his/her authorized agent. In the event an authorized agent files an application on the behalf of the Owner, a letter signed by the Owner authorizing the agent to act on his/her behalf shall accompany the notice of application.*

To be notified of hearing and decision:

(Owner or Authorized Agent*)

Name:	Cynthia Giordano				
Address:	555 12th Street, N.W.				
Phone No.:	2029425840	Fax No.:	2029425999	E-Mail:	cynthia-giordano@dporter.com

ANY APPLICATION THAT IS NOT COMPLETED IN ACCORDANCE WITH THE INSTRUCTIONS ON THE BACK OF THIS FORM WILL NOT BE ACCEPTED.

ZONING COMMISSION CASE NO. 03-17
STATEMENT IN SUPPORT OF AMENDMENT TO
CAMPUS PLAN OF HOWARD UNIVERSITY
BETHUNE HALL

September 26, 2003

D.C. OFFICE OF ZONING
2003 SEP 26 P 1:03
CASE NO. 32

This application by the President and Directors of Howard University (the "University") requests approval of an amendment to its Campus Plan (the "Plan") under 11 DCMR §§ 3104.1 and 210 of the Zoning Regulations. The specific request is to change the proposed use of the former Bethune Residence Hall from renovation for use as the Bethune Faculty Center to a proposed new dormitory on the subject site. The proposed new Bethune Residence Hall is a replacement building of a slightly larger size than the former Bethune Hall. (See the request for further processing in Zoning Commission Case No. 03-17.) The subject site is located at 2255 4th Street, N.W. (Part of Lot 30 in Square 3068).

I. The Campus Plan

Howard University's Central Campus is located in an urban setting that includes residential, commercial, industrial and institutional uses. The campus is centered on Georgia Avenue and Howard Place and is generally bounded on the north by Harvard Street, on the east by 4th Street, on the south by U and V Streets, and on the west by Georgia, Sherman and Florida Avenues, all N.W.

The University submitted its proposed campus plan for the period, 1998 to 2008, on January 29, 1998, showing the location, height and bulk of all present and proposed improvements as required by the 11 DCMR § 210.4. After public hearings, the Board of

Zoning Adjustment ("BZA") approved that plan by BZA Order No. 16330, dated March 29, 1999 (the "Campus Plan").

The property at issue in this proposed campus plan amendment is the site of the former Bethune Hall, which has now been demolished. This site is located in the east-central part of the main campus, immediately inside the adopted eastern boundary of the campus, and a short distance south of McMillan Reservoir. Surrounding development is as follows. To the north are Frazier (residential) Hall and the College of Pharmacy in four- and three-story, midrise buildings. Immediately to the west of Bethune are a building accommodating television station WHUT and the Chemistry Laser Research Building. These are two-story and four-story buildings, respectively. To the south is a large, L-shaped surface parking lot that is within the campus plan boundary and the Lewis Elementary School, which is outside the boundary. Immediately to the east is a large historic building that serves as the pumping station for water distribution from McMillan Reservoir. (See the Campus Plan Boundaries Map in ***Exhibit A*** and the Photographs of the property in ***Exhibit B***.)

II. The Proposed Campus Plan Amendment

In the campus plan document submitted by the University, entitled, *UniverCity 20/20: Howard University 1998 Central Campus Plan*, Bethune Hall was depicted on maps as an existing residence hall for women students. More importantly, it was also proposed to be renovated and converted to the Bethune Faculty Center as one of the new renovation and reuse projects proposed in the Plan.

On page ii of *UniverCity 20/20*, the list of proposed renovation/adaptive reuse projects includes the following:

209) Bethune Faculty Center
Project Size: 97,048 sf

Proposed Components: Office of Residence Life, Student Leisure Center, including a fitness center, a media center, billiard and other table games and a quiet social/entertainment area. 200-250 faculty offices on floors 2-8, conference and meeting rooms.

The University hereby requests that the proposed Faculty Center use be replaced by a designation of the site for development of the new Bethune Residence Hall. The critical factor leading the University to request this change is the extremely poor physical condition of former Bethune Hall. The architects and engineers determined that it was an obsolete building that would be very expensive to renovate and that adaptive reuse would thus not be a sound long-term property management decision.

That being the case, the University reassessed the priority of the proposed faculty center. The functions of the faculty center proposed in the Campus Plan, as described above, are already accommodated in multiple locations elsewhere on campus. Those facilities are perhaps not as attractive or up-to-date as the new faculty center would have been, but the functions exist. Given the opportunity – and the major expense – of constructing a new building on the site, the University determined that a new residence hall completing the Bethune Annex residential quadrangle would be the optimal long-term use.

The decision to propose residential use is also in furtherance of the policy stated in *UniverCity 20/20* of continuing to phase out off-campus University housing while adding to the on-campus housing supply. The only remaining off-campus dormitory is Meridian Hill, located at 2601 16th Street, N.W.

Howard University is committed to providing high-quality student residences on campus. New Bethune Hall as proposed accomplishes this goal, while also providing suitable academic and life-style amenities such as study rooms, a fitness facility, lounges and laundry rooms.

The University would emphasize that the subject location is excellent for student residential use. The New Bethune Hall will complete the quadrangle with the three Bethune Annex buildings with a highly compatible design in the new building, which will enhance this part of the campus and emphasize the collegiate and studious atmosphere represented by open space quadrangles. There will be a critical mass of student housing within the expanded Bethune complex. Frazier Hall, another dormitory, is adjacent as well. This site is also just two blocks from "the Quad," the focal point and heart of the campus.

The University has not at this time made a determination as to whether a new faculty center as proposed in the 1998 Plan will be pursued. This decision will be incorporated in the next updated Campus Plan, which is due to be submitted to the Zoning Commission in 2008.

III. Consistency with Public Plans and Regulations

The Campus Plan Amendment proposed herein is consistent with publicly adopted plans and regulations as set forth below.

A. *Comprehensive Plan – Land Use Policy.* The Howard University Central Campus is designated as "Institutional" on the Generalized Land Map of the Land Use Element of the *Comprehensive Plan for the National Capitol* (the "Comprehensive Plan"). The Institutional designation is designed to substantially coincide with the

campus plan boundaries. The proposed dormitory use is clearly part of the institution of the University and in accordance with the land use policies of the city's Comprehensive Plan. The suspended faculty center use is at present accommodated in other locations on campus, and the University will determine a future location or locations to accommodate the indicated functions.

B. *No Adverse Neighborhood Effects.* Subsection 210.2 of the Zoning Regulations requires that the proposed campus use shall be "not likely to become objectionable to neighboring property because of noise, traffic, number of students, or other objectionable conditions."

As described in Zoning Commission Case No. 03-17, the replacement residential hall will be somewhat larger in capacity than existing Bethune Hall, but the number of students on campus will not change as a result of this replacement residential hall. New Bethune Hall will be a continuation of the existing residential quadrangle in conjunction with the existing Bethune Annex buildings.

Being internal to the campus, the student residents will walk to their primary academic and other activities. Automobile traffic generated by the residents will be minor. Underclassmen and women will occupy the new residence hall and the University strongly discourages freshmen from bringing automobiles on campus. There is little likelihood of any adverse effects being imposed on adjacent neighborhoods as a result of this proposed replacement building.

C. *Campus FAR.* Subsection 210.8 of the campus plan special exception provisions requires the applicant for new building construction under a campus plan to certify and document that the proposed building is within the FAR limit for the campus

as a whole. The campus is located in the CR, C-2-A, SP-2, C-M-2 and C-M-3 zone districts and is allowed a maximum floor area ratio ("FAR") limit of 2.75 FAR in the Campus Plan. With the proposed minor increase in campus FAR resulting from construction of New Bethune Hall, the campus FAR will remain 1.39, well within the allowed 2.75 FAR.

VII. Community Comment

The University presented the new Bethune Residence Hall project to its Community Advisory Committee in March, to Advisory Neighborhood Commission 5C and the LeDroit Park and Bloomingdale Civic Associations in July, and to ANC 1B in August. The ANCs and the community groups have indicated in writing their support for a new dormitory use on the subject property.

VIII. Conclusion

The proposed Campus Plan Amendment and change in use are in harmony with the purpose and intent of the *Comprehensive Plan* and the Zoning Regulations and Map, and will create no adverse effects on the surrounding neighborhood. It is also consistent with Campus Plan goals and objectives as adopted in Board of Zoning Adjustment Order No. 16330, dated March 29, 1999. For the reasons set forth in this Statement, the University respectfully requests

that the Zoning Commission approve this proposed amendment to the Howard University Campus Plan.

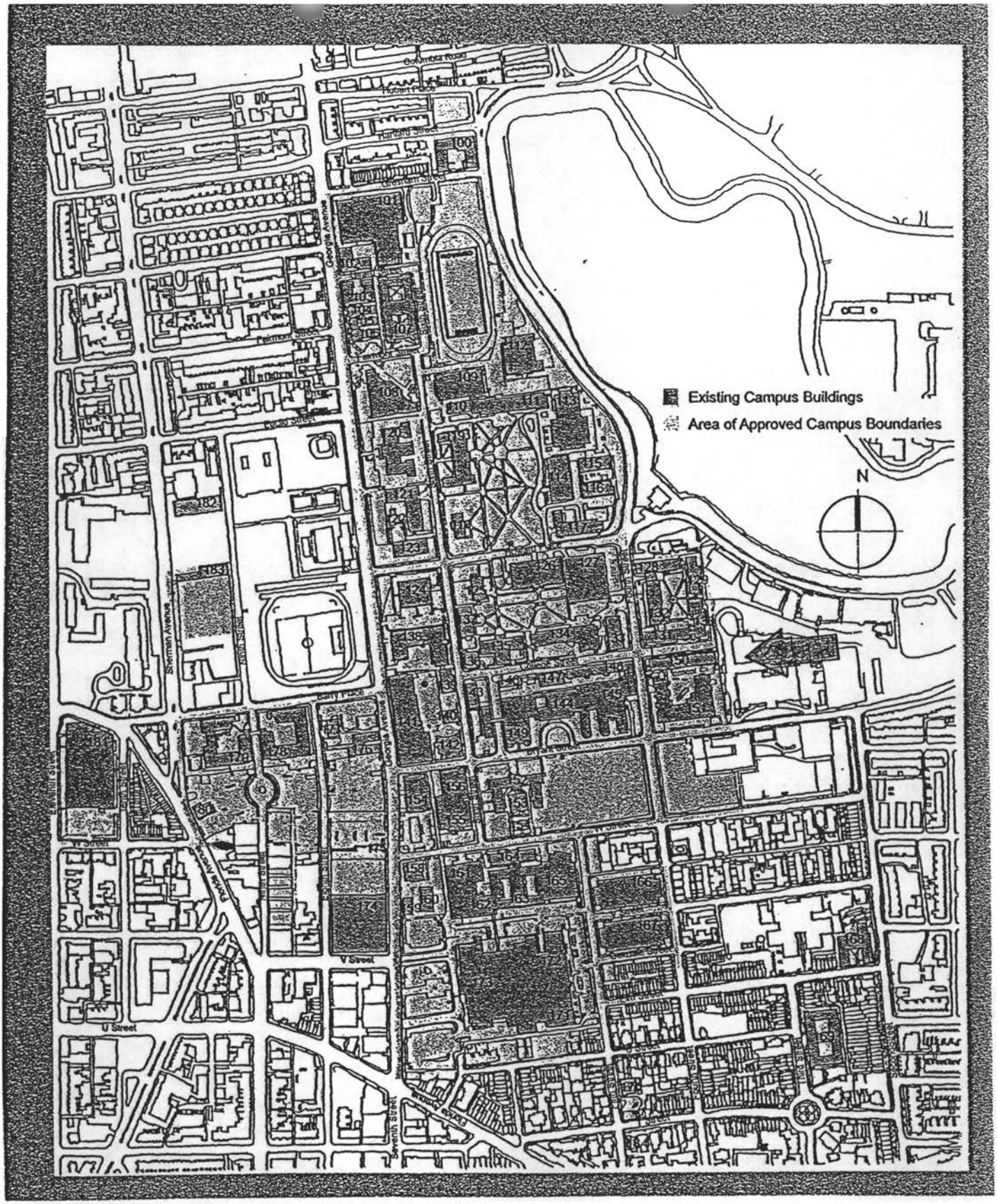
Respectfully submitted,
ARNOLD & PORTER

Cynthia A. Giordano

Nathan W. Gross, AICP

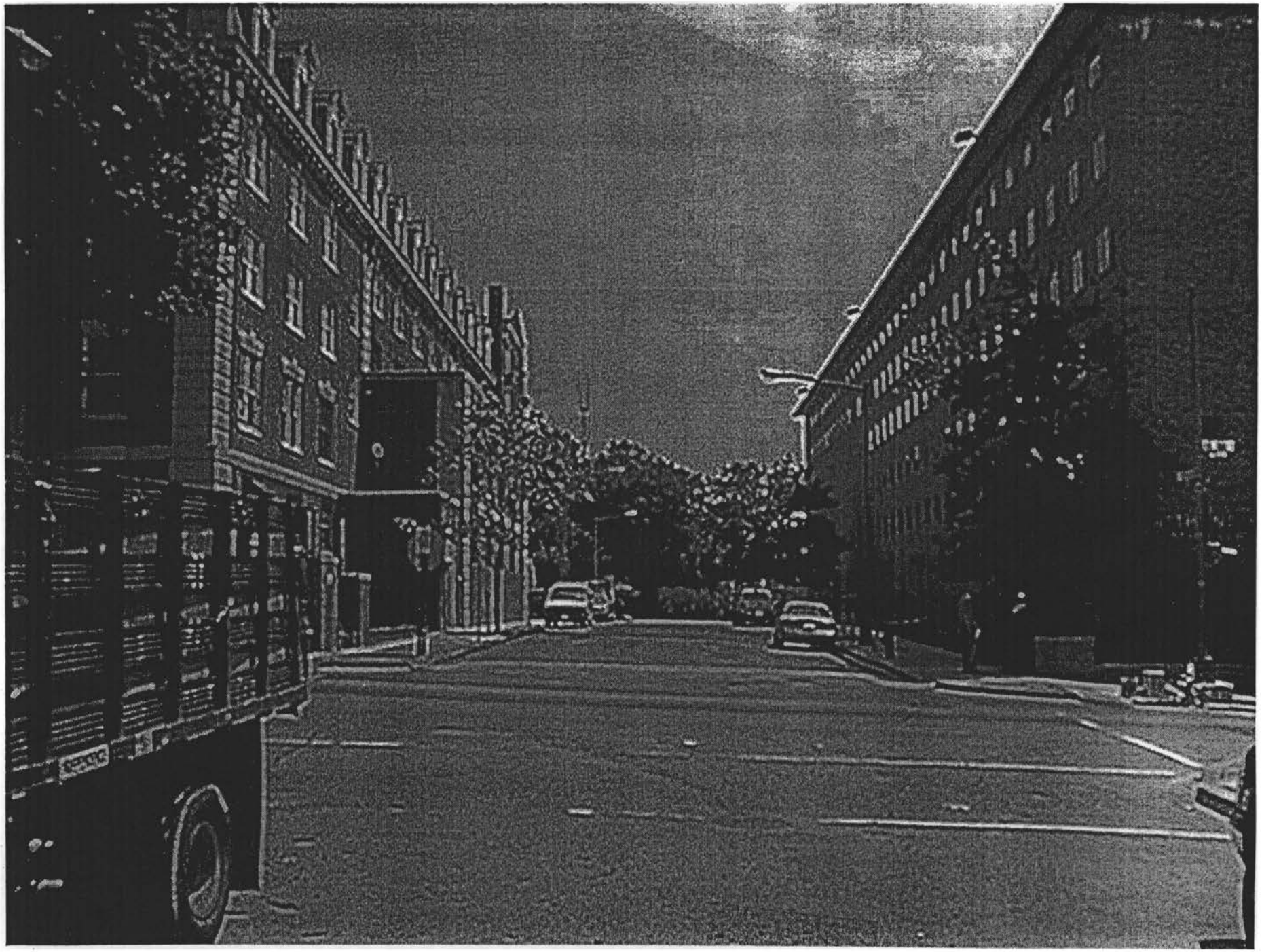
Attachments

Exhibit A: Campus Plan Boundaries Map



Campus Plan Boundaries Map
Bethune Hall Identified with Arrow

Exhibit B: Photographs of the Property



Intersection of 4th and College Streets. Frazier Hall on left, Bethune on right



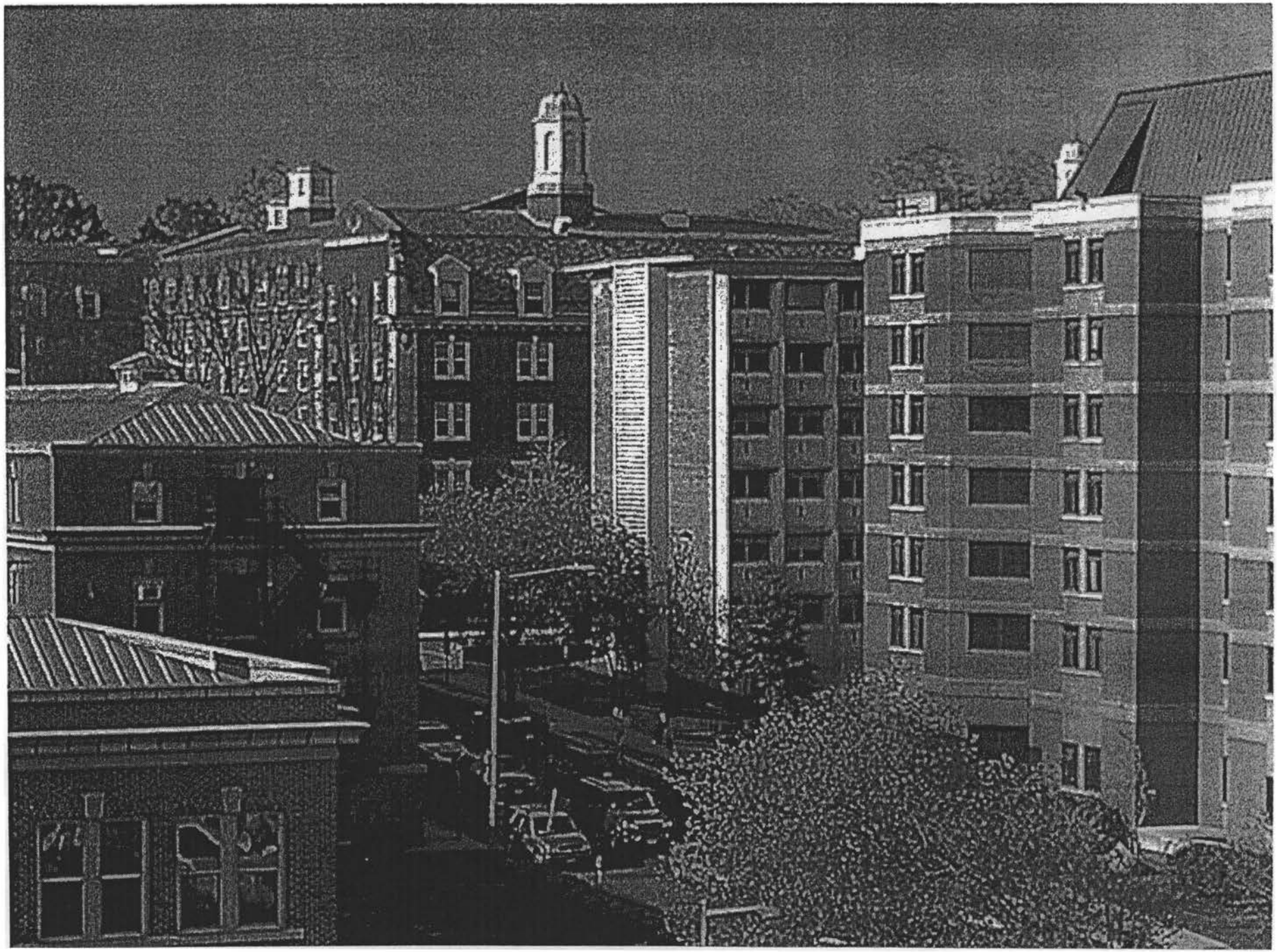
Bethune Hall viewed from northwest.



View looking east - Bethune Hall on the left, Bethune Annex on the right.



South face of existing Bethune Hall as seen from Bethune Annex courtyard.



Frazier Hall (with cupola), Bethune Hall and Bethune Annex, left to right.