(10)

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October 2, 2003

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

D.C. OFFICE OF ZONING
2003 OCT -2 PM 1:37

Re: Post-Hearing Submission, Zoning Commission Case No. 03-17
(Howard University – Campus Plan Amendment and Special Exception)

Dear Ms. Mitten and Members of the Commission:

As requested by the Commission at the conclusion of the public hearing on September 29, 2003, enclosed are six copies of the Campus Plan document, *UniverCity 20/20: Howard University 1998 Central Campus Plan*, and 10 copies of other materials requested. The other materials are as follows:

1. A list of changes to the Campus Plan required to effectuate the requested Campus Plan Amendment, together with substitute pages as necessary. Those changes and pages are below.

2. Drawings of the proposed penthouse structure; and

3. Photographs of the plans, illustrations and model displayed at the public hearing.

Proposed Campus Plan Amendments

The Applicant believes that the requested Campus Plan Amendment can be accomplished and documented by two changes to BZA Order No. 16330 dated September 2, 1998 and several changes to the University's campus plan document , *UniverCity 20/20: Howard University, 1998 Central Campus Plan*. These changes are itemized below, followed by substitute pages from the two Campus Plan documents.

ZONING COMMISSION
District of Columbia
Case 03-17
Exhibit 26

BZA Order No. 16330:

1. In Condition #16 on p. 4, amend the description of proposed new construction projects under the Campus Plan to include New Bethune Residence Hall and amend the square footage of proposed development accordingly.

ZONING COMMISSION
District of Columbia
CASE NO.03-17
EXHIBIT NO.26

2. In Condition #17 on p. 5, delete "Bethune Faculty Center" as one of the proposed renovation projects.

UniverCity 20/20:

1. "Proposed Buildings/Projects Map," p. 82. In the legend, under #209, delete "Bethune Faculty Center" and insert "Bethune Residence Hall."

2. In the "Proposed New Construction" chart on p. 83, add the square footage of New Bethune under 1998 Plan (to be built).

3. On the chart of "Proposed Renovations" on p. 83, subtract the square footage of old Bethune Hall from the total square footage of space to be renovated.

4. On p. 84, delete the description of the Bethune Faculty Center, #209, and insert a summary description of New Bethune Residence Hall.

5. On p. 85, under "Building Renovation Projects," delete #209, Bethune Faculty Center. Add a #209, Bethune Residence Hall, to the list of "New Construction" projects.

Thank you for your consideration of this application.

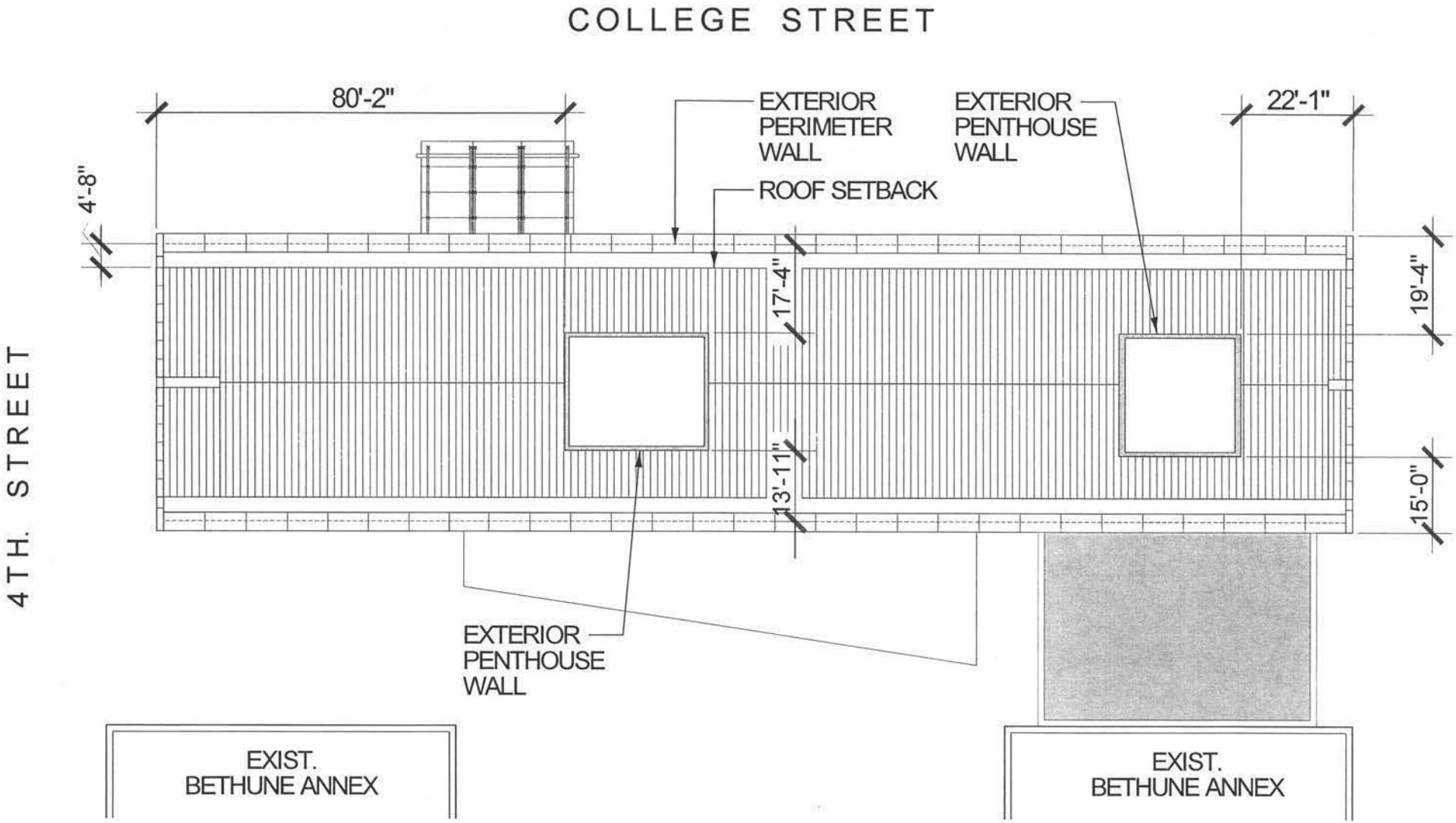
Sincerely,
ARNOLD & PORTER

Cynthia A. Giordano

Nathan W. Gross, AICP

Enclosures

cc: Advisory Neighborhood Commission 1B
Advisory Neighborhood Commission 5C



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BETHUNE HALL

Howard University, Washington D.C.

Version	Date
–	09.30.03
Scale	Project No.
N.T.S.	P01-07229

Sheet Title

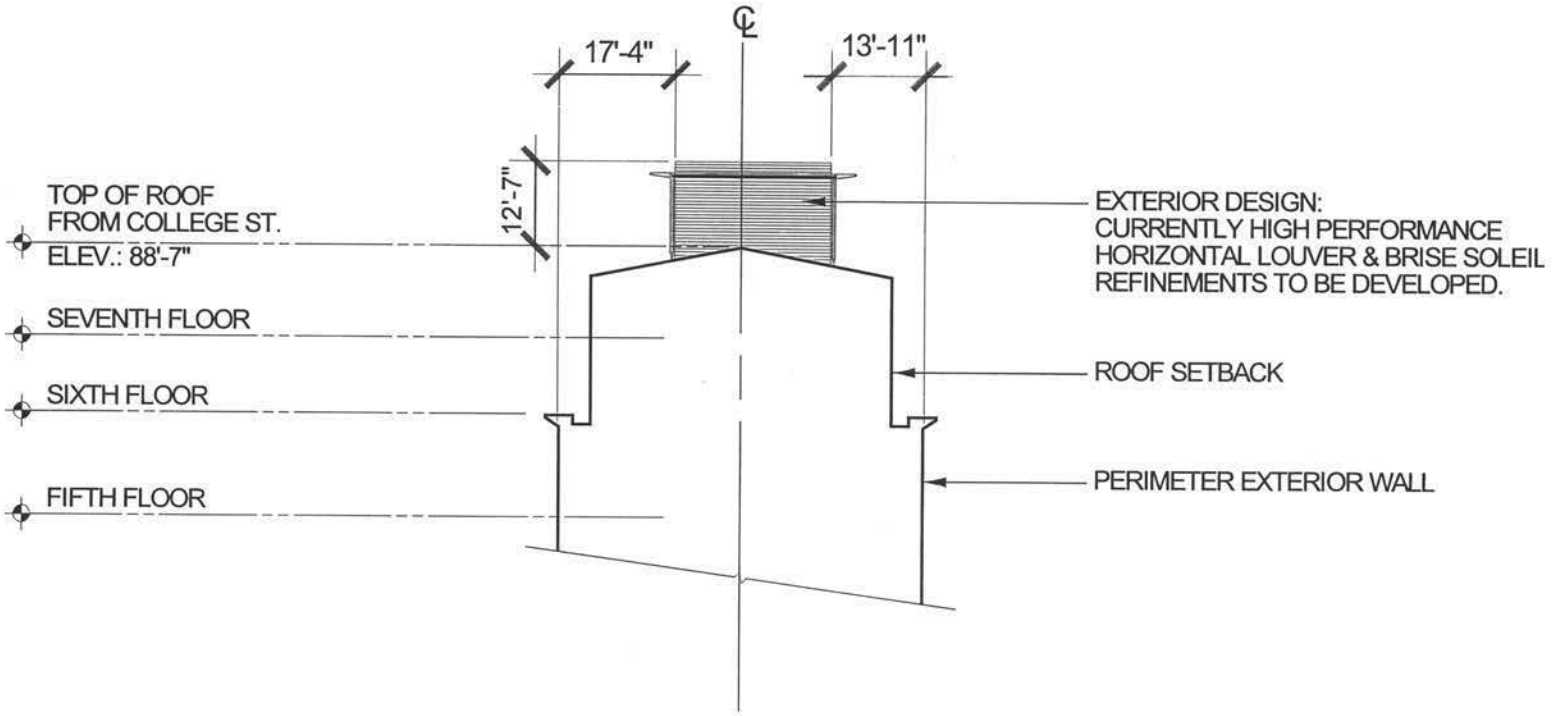
Penthouse Location Plan

Sheet No.

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BETHUNE HALL

Howard University, Washington D.C.

Sheet Title

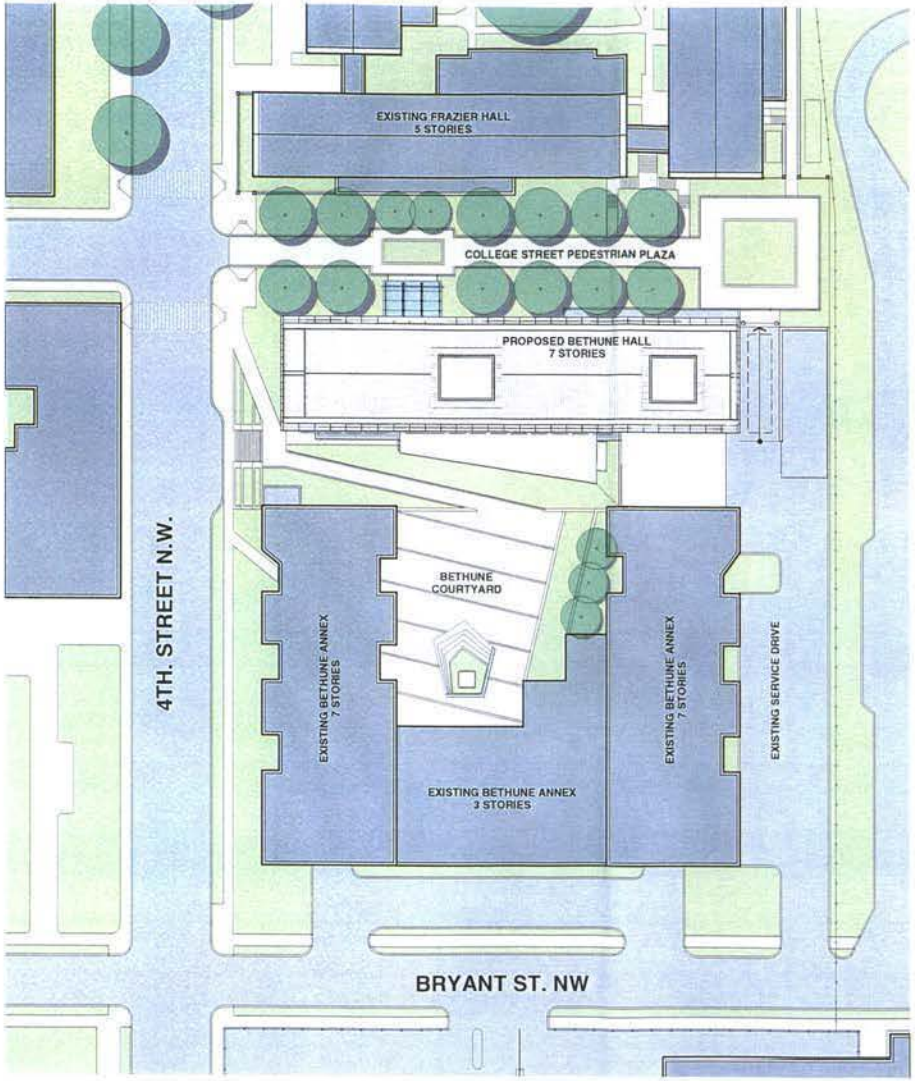
Penthouse Elevation / Section

Version	Date
–	09.30.03
Scale	Project No.
N.T.S.	P01-07229

Sheet No.

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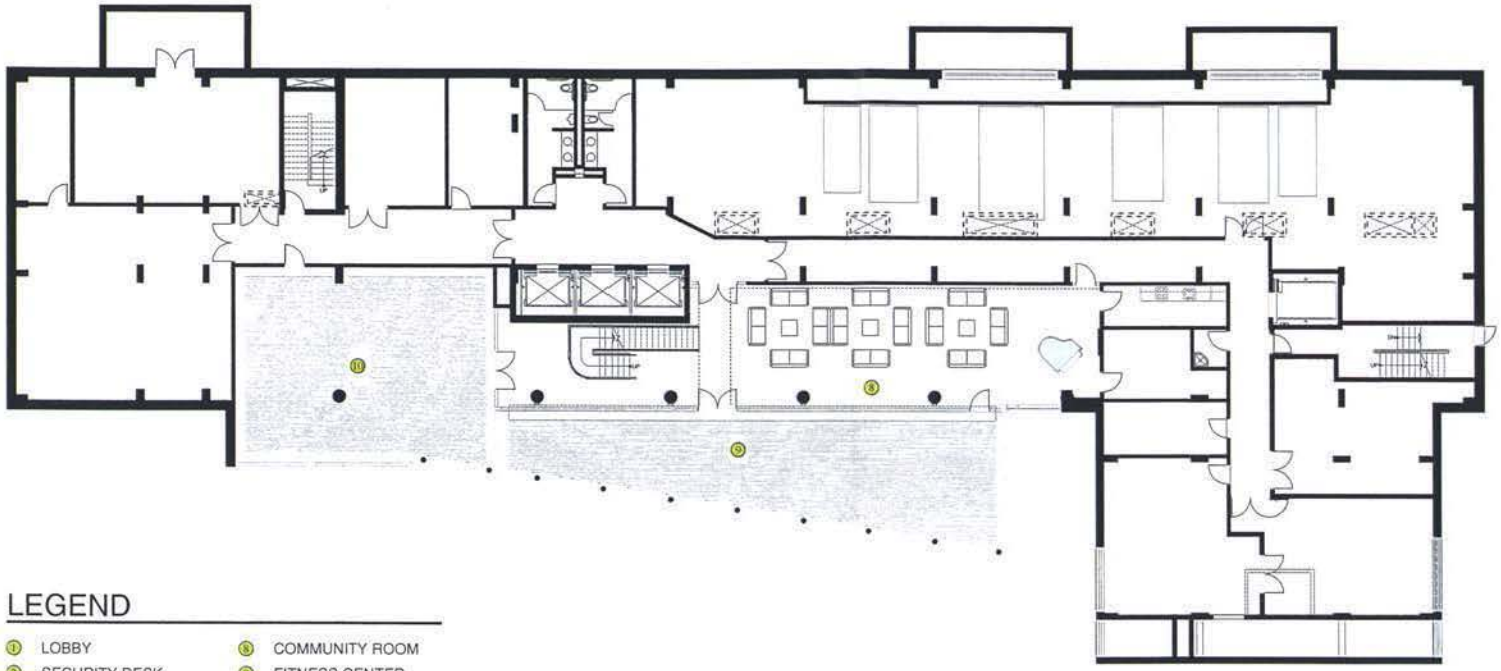
SITE PLAN : 1" = 80'-0"

Howard University Washington, DC

Bethune Residence Hall

www.bethunehallproject.com

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LEGEND

1. LOBBY
2. SECURITY DESK
3. CYBER-CAFE
4. CONVENIENCE STORE
5. READING VERANDA
6. MAILROOM
7. OFFICE
8. COMMUNITY ROOM
9. FITNESS CENTER
10. AEROBICS / EXERCISE
11. QUIET STUDY ROOM
12. MEDIA LOUNGE
13. LAUNDRY LOUNGE
14. TYPICAL BEDROOM

LOWER LEVEL 1" = 25'-0"

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13. LAUNDRY LOUNGE
14. TYPICAL BEDROOM

1ST FLOOR 1" = 25'-0"

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LEGEND

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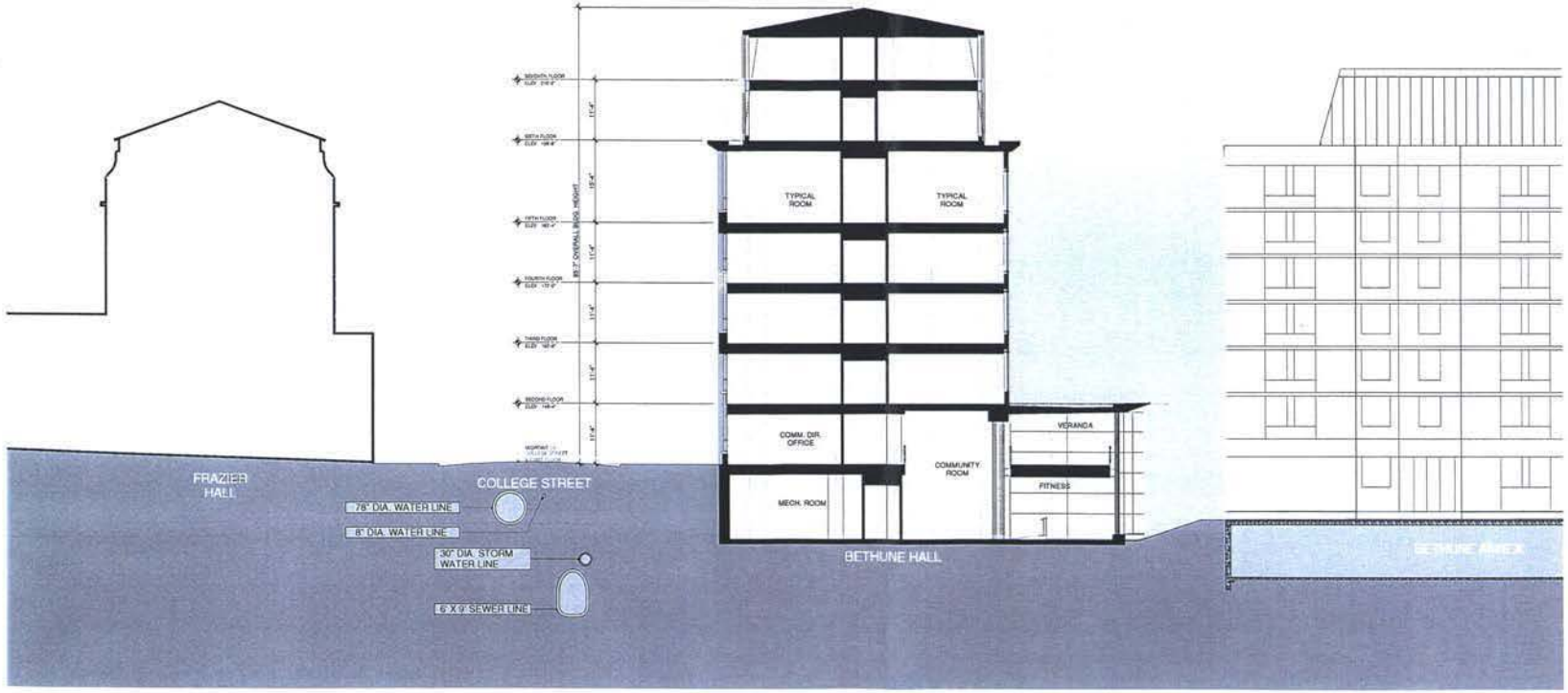
TYPICAL FLOOR 1" = 25'-0"

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1 BUILDING SECTION THROUGH COMMUNITY RM.
SCALE 1/8" = 1'-0"

Document History

Rev#	Date	Purpose

80% DESIGN DEVELOPMENT
August 19th, 2003

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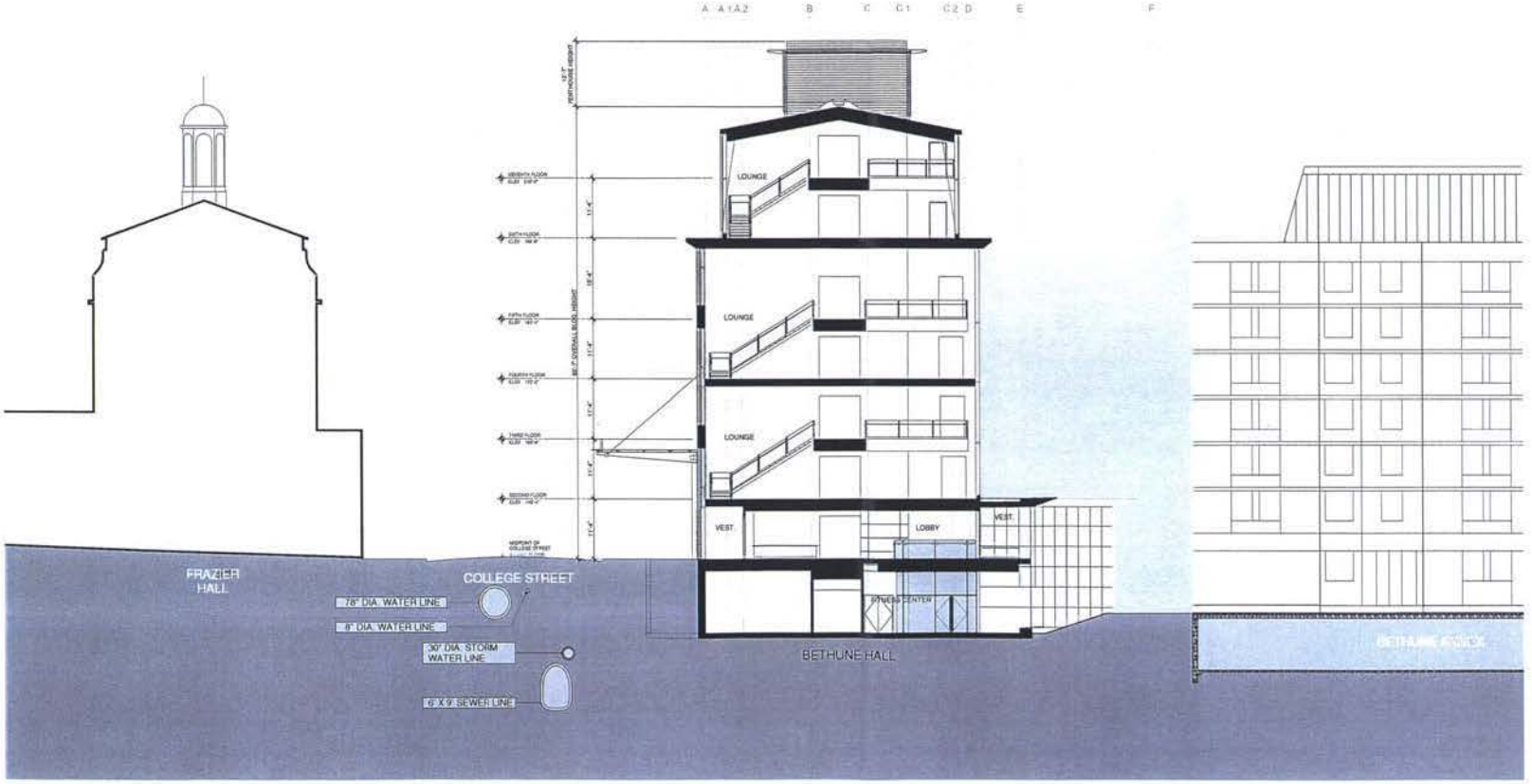
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Howard University
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BUILDING SECTION THROUGH COMMUNITY ROOM

A3.7

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1 BUILDING SECTION THROUGH LOBBY

SCALE 1/8" = 1'-0"

Document History

Rev	Date	Purpose
	08.12.03	80% DD Update
	08.19.03	Fire Separation Update

80% DESIGN DEVELOPMENT
August 19th, 2003

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Washington, DC

BUILDING SECTION THROUGH LOBBY

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COLLEGE STREET VIEW

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Bethune Residence Hall

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COURTYARD VIEW

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MODEL : VIEW OF COLLEGE STREET ENTRY

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MODEL : VIEW FROM 4TH STREET LOOKING INTO COURTYARD

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MODEL : VIEW OF SOUTH FACADE FROM BETHUNE COURTYARD AT DAY

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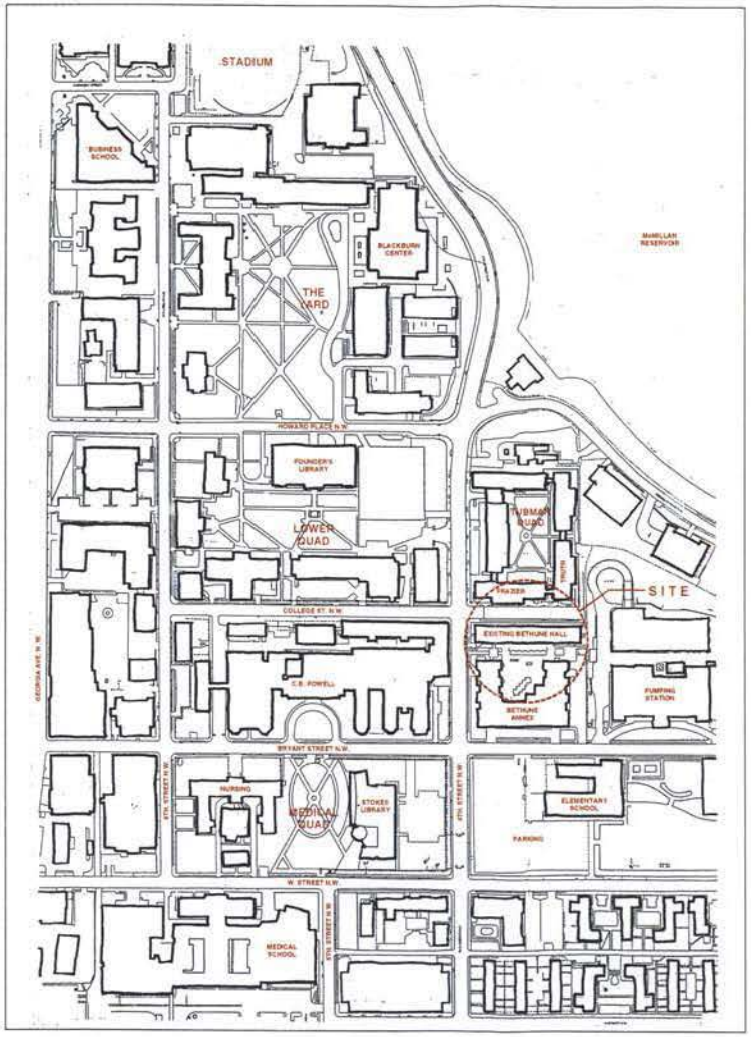
MODEL : VIEW OF SOUTH FACADE FROM BETHUNE COURTYARD AT NIGHT

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CAMPUS SITE PLAN

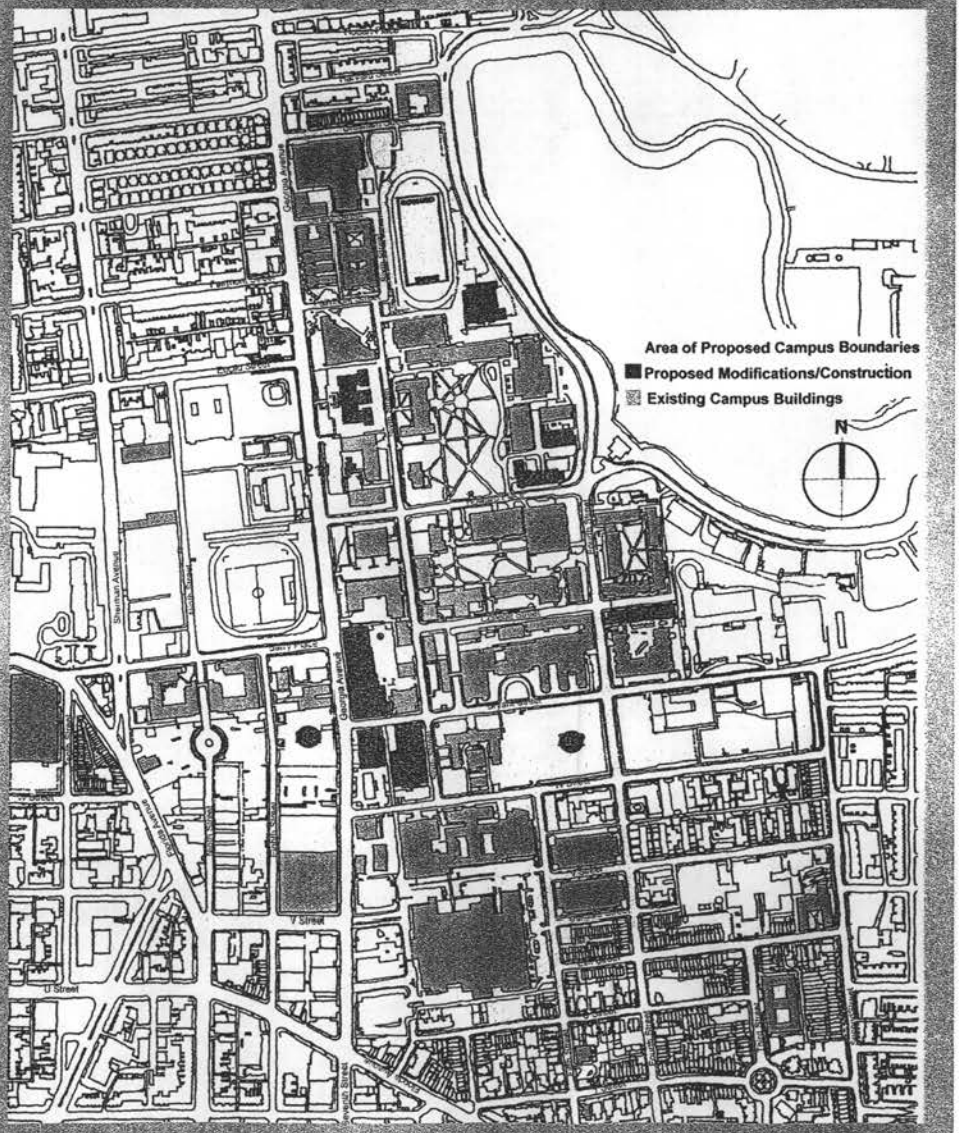
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Proposed Buildings/Projects



201	*Health Sciences Library*
202	*Interdisciplinary Science/Technology Center*
203	National Center for African American Heritage & Culture
204	School of Education
205	Student Organization Center
206	Howard University Bookstore
207	Student Health Center & Women's Center
208	South Campus Lecture Center
209	*Bethune Residence Hall*
210	Computer Super Lab
211	Howard Hall/National Alumni Center
112	**Demolition of the Women's Gymnasium**

New construction projects are shown in Italics.

Central Campus Proposed New Construction — 1988 Plan vs. 1998 Plan

Space Category	*1988 Plan (gsf)*	*Built to Date (gsf)*	*1998 Plan (gsf)*
Academic	1,400,000	0	305,845
Residential	322,120	242,417	**108,063**
Hospital	307,000	330,430	0
Student Services	44,000	0	0
Commercial Space/ Howard Plaza			
Retail	219,000	0	0
Office	102,000	0	0
Residential	523,000	573,684	0
Total	2,917,120 gsf	1,146,531 gsf	**413,908 gsf**

Central Campus Proposed Renovations to Existing Building Inventory, 1998 Plan

Space Category	*Proposed (gsf)*
Academic	259,985
Residential	0
Hospital	0
Health Care	10,500
Student Services	41,420
Commercial	12,044
Support	8,412
Total	***235,313 gsf***

MODIFICATIONS TO THE CAMPUS STRUCTURE

201 ***HEALTH SCIENCES LIBRARY AND LEARNING CENTER.*** Construct the new state-of-the-art Health Sciences Library on the site adjacent to Annex 1 Building. The program for the building was completed in February 1997. The facility will serve not only as a health information resource for faculty and students of the University, but it will also serve as a resource for individual patients, health providers and members of the communities surrounding the University.
Project Size: 97,045 sf *estimated*
Proposed Components: Administrative/Staff Offices and support areas, Technical Services area, Collections/Stacks, Group Learning area with study rooms, training/teaching room, seminar rooms, and videoconferencing rooms, Meeting/Collaborative area with meeting and conference rooms, auditorium, and exhibit space, Community Resource Center, and Building Support Areas
Zoning Issues: SP2, Floor Area Ratio (FAR) 3.5, Lot Occupancy (LO) 75%
Proposed Use: Academic
Projected Population: 82 staff

202 ***INTERDISCIPLINARY SCIENCE/ TECHNOLOGY CENTER.*** Construct the new Interdisciplinary Science/Technology Center proposed for the site presently used for surface parking (Lot V/Howard Center). This project will include parking to accommodate new uses and spaces displaced by the new facility.
Project Size: 208,800 sf *allowed*
Proposed Components: Administrative and staff offices, classrooms, conference and meeting rooms, computer labs, support offices
Zoning Issues: CR, FAR 3.0, LO 80%,
Proposed Use: Academic
Projected Population: 40 staff

203 ***NATIONAL CENTER FOR AFRICAN AMERICAN HERITAGE AND CULTURE.*** Renovate the Miner Building as the National Center for the Study of African American Heritage and Culture. The facility will include space for the Moorland-Spingarn Research Center, the University's museums, exhibition spaces like the Gallery of Art, as well as performance facilities.
Project Size: 82,737 sf
Proposed Components: Administrative and staff offices, classrooms, conference and meeting rooms, computer labs, support offices, performance spaces, library stacks and collection distribution spaces.
Zoning Issues: R-5-B
Proposed Use: Academic/Research
Projected Population: 50 staff

204 ***SCHOOL OF EDUCATION.*** Relocate the School of Education in the Human Ecology Building. Reconfigure spaces in the existing facility to meet the needs of the School of Education.
Project Size: 39,433 sf
Proposed Components: Classrooms, administrative and staff offices, computer labs, support spaces.
Zoning Issues: R-5-B
Proposed Use: Academic
Projected Population: 54 staff/faculty; 435 students (2007 projection)

205 ***STUDENT ORGANIZATION CENTER.*** Create the Student Organization Center in Academic Buildings A and B (vacated by the School of Education). Each three-story building contains 20,710 sf that will be converted to office and lounge space for student organizations.
Project Size: 20,710 sf per building
Proposed Components: Student organization offices, administrator/advisor office, meeting rooms
Zoning Issues: R-5-B
Proposed Use: Academic/Support
Projected Population: 40 people

206 ***HOWARD UNIVERSITY BOOKSTORE IN THE HOWARD CENTER.*** Create the Howard University Bookstore in the Howard Center. The bookstore will occupy the first two floors of the building. The introduction of this highly visible retail activity establishes for the first time a University destination that generates day and evening pedestrian traffic and that contributes to the

Floor Area Ratio Caomputaion, Present and Proposed Campus Development

Zone	*Gross Building Area (Square Feet)*	*Land Area*	*FAR: Present Improvements*	*FAR: Present & Proposed Improvements*	*FAR: Maximum Permitted*
C-2-A	206,500	81,619	2.5	2.5	2.5*
C-M-2	157,360	98,357	1.6	1.6	4.0
C-M-3	1,612,383	481,639	3.3	3.3	6.0
CR	421,014	727,900	0.5	0.5	6.0**
R-4	370,614	170,465	2.2	2.2	1.8***
R-5-B	2,535,985	2,379,832	1.1	1.15	1.8
R-5-E	521,184	119,555	4.4	4.4	6.0****
SP-2	455,764	668,337	0.7	0.8	3.5****

* 2.5 for residential use, 1.5 for all other uses
** Not more than three (3.0) of which may be used for other than residential purposes
*** Generated by limits on number of floors and percentage of lot occupancy
**** 6.0 for apartment house or hotel

NOTE: Updated information regarding floor area ratio computation was prepared by Baker Cooper and Associates.

209 BETHUNE RESIDENCE HALL
Construct a replacement residence hall on the footprint of former Bethune Hall, now demolished. In addition to residential space on floors 2 to 7, academic and lifestyle amenities will include: computer room, lounges, study rooms, fitness center, laundry facilities, and a café.
Project Size: 108,063 sf
Proposed Components: 312-bed dormitory with amenity features as described above.
Zoning Issues: SP-2, 3.36 FAR, LO 46%
Proposed Use: Residence Hall for female underclassmen
Projected Population: 312

life of this precinct of the City.
Project Size: 12,044 sf
Proposed Components: Two-level retail space to include textbooks, Howard memorabilia, and speciality items; administrative and staff offices, support spaces
Zoning Issues: CM2
Proposed Use: Commercial
Projected Population: 20 staff; variable number of visitors/ customers.

207 ***STUDENT HEALTH CENTER/ WOMEN'S CENTER.*** Redesign vacated bookstore space in Baldwin Hall for use as the Student Health Center and the Women's Center. This location is a part of the Tubman Quadrangle, the women's dormitory quadrangle, and is near six of the University's residence halls.
Project Size: 10,500 sf
Proposed Components: Examination Rooms, Physician and Staff offices, waiting rooms/areas, specialty examination/treatment rooms, support spaces
Zoning Issues: R-5-B
Proposed Use: Health Care
Projected Population: 15 staff

208 ***SOUTH CAMPUS LECTURE CENTER.*** Renovate the former Wonder Bakery garage and thrift store as the South Campus Lecture Center to create several large classrooms with teleconferencing capabilities.
Project Size: *16,267 sf*
Proposed Components: Classrooms, faculty and staff offices, lounges, vending areas, storage and support spaces
Zoning Issues: *CM2*
Proposed Use: *Academic*
Projected Population: 300 people

209 ***BETHUNE FACULTY CENTER.*** Reconfigure/renovate the Bethune Dormitory Hall as the Bethune Faculty Center. Convert the facility into a University Faculty Center on floors 2-8 and a Student Leisure Center and Residence Life offices on floor 1. The east end of the first floor would be designated for Residence Life and the west end and the area on the north side of the building would be designated for student leisure and recreational activities.
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,
Zoning Issues: SP2, FAR 3.5, LO 80%
Proposed Use: Academic/Support
Projected Population: 300 people

210 ***COMPUTER SUPER LAB.*** Create the Computer Super Lab on level 2A of Wonder Plaza. The facility will be a 24-hour academic computing center that has training facilities, 200 work stations, administrative offices, lounges with vending facilities and 24-hour information television, hardware repair workshop, tutorial alcoves and a central help desk.
Project Size: 24,500 sf
Proposed Components: Large open space for approximately 190 workstations; administrative and staff offices, training rooms, multimedia rooms; lounges, and support spaces
Zoning Issues: CM2
Proposed Use: Academic
Projected Population: 20 staff

211 ***HOWARD HALL/NATIONAL ALUMNI CENTER.*** The newly renovated Howard Hall will become the National Alumni Center. In addition to being a space where emeriti faculty can come, the center will also be available for dinners, meetings, and lectures. The Vice President for University Advancement and his/her secretary will also have space in the building.
Project Size: 8,412 sf
Proposed Components: Office of the Vice President for University Advancement, Secretary's Office, multipurpose meeting rooms, library, gallery, kitchen, support spaces
Zoning Issues: R-5-B
Proposed Use: Administrative/Support
Projected Population: 3 staff; 100 max. for special events

Central Campus Plan Proposed Activity Schedule, 1998-2007

Projects	*1998*	*1999*	*2000*	*2001*	*2002*	*2003*	*2004*	*2005*	*2006*	*2007*
New Construction										
201 Health-Sciences Library and Learning Center	P	P	C	C						
202 Interdisciplinary Science/Technology Center		P	P	C	C					
209 Bethune Residence Hall										
Building Renovation Projects										
203 National Center for African American Heritage & Culture/Miner Building	P	P	C							
204 School of Education	P/C									
205 Student Organization Center	P/C									
206 Howard University Bookstore	P/C									
207 Student Health Center	P/C									
208 South Campus Lecture Center	P/C									
~~209 Bethune Faculty Center~~	P/C									
210 Computer Super Lab	P	P/C								
211 Howard Hall/National Alumni Center	P/C	C								
Demolition										
112 Women's Gymnasium			D							

P= Planning Phase
C= Construction
D= Demolition

NOTE: Projects involving routine maintenance of existing properties and uses are not included.