SUPPLEMENTAL STATEMENT OF HOWARD UNIVERSITY FOR REVIEW AND APPROVAL UNDER THE CAMPUS PLAN PROVISIONS FOR NEW BETHUNE RESIDENCE HALL

May 21, 2003

This application by the President and Directors of Howard University (the "University" or "Howard"), requests special exception approval under 11 DCMR §§ 3104.1 and 210 of the Zoning Regulations for further processing of a proposed project within Howard's approved campus plan. The specific request is for a new Bethune Residence Hall, which is a replacement building of a slightly larger size than the existing Bethune Hall. The subject site is located at 2255 4th Street, N.W. (Part of Lot 30 in Square 3068).

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I. The Campus Plan and the Proposed Use

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 on September 2, 1998 (the "Campus Plan").

ZONING COMMISSION
District of Columbia
CASE NO.03-17
EXHIBIT NO.5

In the campus plan document submitted by the University, entitled, *UniverCity 20/20: Howard University 1998 Central Campus Plan*, Bethune Hall was indicated as an existing residence hall for women students. It was also proposed to be renovated and converted to the Bethune Faculty Center. For the foreseeable future, however, this property needs to continue to serve the residential needs of students. Thus, the University proposes to construct a New Bethune Hall to maintain all of this quadrangle in residential use.

Bethune Hall 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 Building[1]

The new Bethune Residence Hall will be a modern, domestically scaled manor house for living, designed to provide living accommodations for 326 freshmen women students. The proposed rectangular structure will complete the fourth side of an existing

[1] See the plans attached as ***Exhibit E***.

three-sided quadrangle. This quadrangle consists of the three parts of the Bethune Annex, which includes a central courtyard framed by two seven-story towers on the east and west and a connecting three-story building on the south.

The new Bethune Hall proposed herein would connect with the northern end of the eastern building of the Bethune Annex, but would leave an opening on the west side between the new building and the west wing of the Bethune Annex. The Annex has the capacity to house up to 557 students; existing Bethune Hall had a maximum capacity of 304 beds until it was withheld from occupancy because of the inadequacy of the facility to serve as student housing.

The south façade of the proposed New Bethune Hall, facing the quadrangle and city, is conceived as a large porch on a house facing the landscape of the quad and permitting views toward the city. The narrow site permits spectacular views looking south toward downtown or north toward the McMillan Reservoir. College Street will be transformed from a dead end service drive into a lushly landscaped pedestrian access way connecting the Tubman and Bethune Residential quadrangles.

The proposed new dormitory will sit approximately in the same footprint as the existing, six-story Bethune Hall, which will be demolished. The exterior of the building will be made of brick and limestone veneer. The roof will be constructed of pre-patinated metal.

In addition to the 326 residential beds, New Bethune Hall will include a wellness/fitness center, community room, study room and meditation room on the lower level. The lower level also accommodates a storage area, loading/receiving dock, the main trash collection room and telecom room. On the first floor level are the entrance

lobby, the "eatery," a computer café, housekeeper's area, storage, community director's apartment and other offices. The residential floors (two through seven) will be well served with lounges, study rooms, laundry facilities and communal bathrooms. The building will have a trash chute disposal system and will be 100 percent sprinklered.

The building will integrate learning and living. A full college experience recognizes that education extends into the social and recreational activities that occur in residence halls. With this in mind, New Bethune Hall has been planned to incorporate a computer lab, community room, an eatery/café, and fitness/wellness center. A quiet study room will be situated on each floor. In an effort to ease the inconvenience of doing laundry, the building will provide for unique two-story laundry study lounges. These lounges have a designated laundry work area on the ground floor and a quiet casual study area on the upper level. A student can multi-task doing schoolwork and laundry in the same space.

III. Zoning

The SP-2 zone that applies to the site allows a maximum density of 6.0 FAR for residential uses, including dormitory, and a maximum height of 90 feet. (See the Site Location and Zoning Map in ***Exhibit C.***) The new Bethune Hall as designed and proposed herein is seven stories high and has a height of 85 feet 7 inches, which is within the 90-foot height limit. As to FAR, New Bethune Hall will have 109,278 square feet of gross floor area ("g.f.a."). Also on the subject lot is the Bethune Annex, which will remain and which has 225,000 g.f.a., for a total of 334,278 g.f.a. On the subject lot of 99,225 square feet of land area, this floor area constitutes a density of 3.37 FAR. This is clearly within the 6.0 FAR allowed.

The lot occupancy as designed is 46 percent, whereas up to 80 percent is allowed for multi-family residential buildings in the SP-2 zone. There is no front yard setback from the proposed extension of College Street, and none is required. A side yard of 36 ½ feet is provided from 4th Street, whereas only 16.36 feet is required. No rear yard is required, as the proposed building connects with the existing Bethune Annex.

The proposed building also complies with the overall FAR allowed for the Central Campus in the 1998-2008 campus plan. The Campus Plan Order (BZA #16330) summarizes the existing and permitted FAR situation in Finding of Fact No. 18 on page 5. The allowable FAR is 2.75. The existing buildings have a total gross floor area of 6,072,004 square feet on a land area of 4,362,558, for a campus FAR of 1.39. The Bethune Hall replacement building proposed in this Application will, if approved, add 10,952 g.f.a. to total improvements on campus, in that existing Bethune Hall has 97,048 g.f.a. and the proposed replacement 108,000 g.f.a. The new campus total will be 6,082,656 g.f.a., still a 1.39 FAR and well within the 2.75 FAR allowed under the Campus Plan. (A copy of BZA Order #16330 is in ***Exhibit D***.)

IV. Parking

The 1998 Campus Plan order indicates in Finding of Fact No. 22 on page 6 that 4,220 parking spaces exist on the campus that the University proposed to reduce the total by 500 spaces and maintain approximately 3,727 spaces. It is also stated that, "Seventy-five percent of available spaces are supplied in lots well within short walking distance of all campus buildings." Accordingly, ample parking capacity exists convenient to new Bethune Hall to serve the needs of the future resident students. Such needs are expected to be minimal because it is the policy of the University to actively discourage

underclassmen and women from having cars on campus. Accordingly, the Applicant believes there is no need to provide parking under the new building. With the replacement of Bethune Hall without new parking, the University will still be in compliance with the approved parking plan in the Campus Plan.

Although no additional parking is required under the Campus Plan, the following paragraphs indicate the difficulty of providing a parking garage underneath New Bethune Hall.

The normal parking requirement (other than under an approved campus plan) for dormitory use in an SP-2 zone is one parking space per five beds, resulting in a parking requirement of 66 spaces for the 326 beds. However, the available limited below-grade area for the parking garage would only permit 30 - 36 cars. There are very serious constraints against providing even such a one-level underground parking garage, as summarized below:

- The adjacent Bethune Annex has a one-level, underground parking garage. If the new Bethune Hall were to provide underground parking that would connect with the Annex's parking garage, the excavation depth would have to be quite deep because of the sloping site -- approximately 16-18 feet deep at the College Street entry. This would impose a significant added expense over normal depth.
- Such deep excavation would increase the risk of damaging existing utilities in College Street. These include most significantly a major 78-inch water line the McMillan Reservoir Pumping station to major federal government and other users in central Washington. Geotechnical testing has determined that this water line may already be leaking.
- The existing Bethune Hall is founded on drilled caissons with large formed bottom bells. Howard intends to reuse this system for the new building. To excavate the site for the parking garage would require a significant portion of the existing foundation system to be removed at a large cost and will greatly increase the risk of damaging the adjacent underground utilities.
- Other constraints include significant building code issues and the need to relocate existing underground utilities on the site.

In conclusion, the new Bethune Hall will not provide parking, but its future residents will not generate a need for parking due to a University policy which discourages underclassmen and women from bringing cars on campus. Further, construction of the new residence hall without parking will not affect the University's compliance with its approved 1998 Campus Plan.

V. Project Goals

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.

New Bethune Hall is also in furtherance of several campus development principles as set forth in *UniverCity 20/20: Howard University Central Campus Plan 1998.* Under principles to maintain "historical continuity," Principles 3 and 4 on page 63 are relevant. Principle 3 emphasizes the importance of "gradual and graceful change of the campus by preserving valued qualities and making connections to the past." Policy No. 2 goes on to say, "Conserve important design characteristics of the campus through uniformity of detail, scale, proportion, texture, materials, color and building form." Principle No. 4 refers to planning for a "unified architectural order."

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. At seven stories and with a brick and limestone exterior, the building's scale and materials will complement the local setting. On a compact site, the

building ambitiously negotiates a lower-scaled Georgian collegiate residential complex to the north and a large-scaled Bethune Annex residential complex to the south.

Principle No. 3 emphasizes the importance of good streetscape design and function on campus, emphasizing stopping and observation points, landscaping and lighting to create a visually pleasing environment. The proposed reuse plan for College Street is fully consistent with this policy.

VI. Compliance with the Zoning Regulations and the Campus Plan

The proposed New Bethune Hall is consistent with the city's applicable planning policies and with the college and university special exception standards of the Zoning Regulations at 11 DCMR 210. The proposed replacement building is also consistent with the University's adopted campus plan and will not cause any objectionable conditions affecting neighboring properties.

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 use is clearly part of the institution of the University and in accordance with the land use policies of the city's Comprehensive Plan.

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."

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. The new residence hall will be occupied by underclassmen and women 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. As described earlier in this statement, 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.

D. *Consistency with Adopted Campus Plan.* As indicated previously in this Statement, Bethune Hall is indicated as an existing residential use in the Campus Plan and the proposed use is simply to replace it with a New Bethune Hall. The new residence hall will be one-story taller than the existing building, will be modern and functional for student living and will enhance its immediate design setting. As stated previously under

"Project Goals," the proposed new building carries out significant design objectives set forth in the Campus Plan.

VII. Community Comment

The University presented the project to its Community Advisory Committee in March. It is in the process of coordinating additional presentations to the Advisory Neighborhood Commission and other affected civic associations in the area.

VIII. Conclusion

The Applicant submits that the proposed New Bethune Hall will be a handsome and fitting addition to the campus. It will replace the existing obsolete and nonfunctional Bethune Hall, providing an improved residential and recreational/academic environment for the resident students. The attractive design of the building will be a beneficial aesthetic addition to the campus and the neighborhood, and will impose no adverse effects on the surrounding neighborhood. The proposed building is in harmony with the purpose and intent of the Zoning Regulations and Map, and fully complies with the special exception standards of Section 210 governing college and university uses. For all of the reasons cited in this application, the Applicant respectfully requests that the Commission grant the requested special exception.

Respectfully submitted,

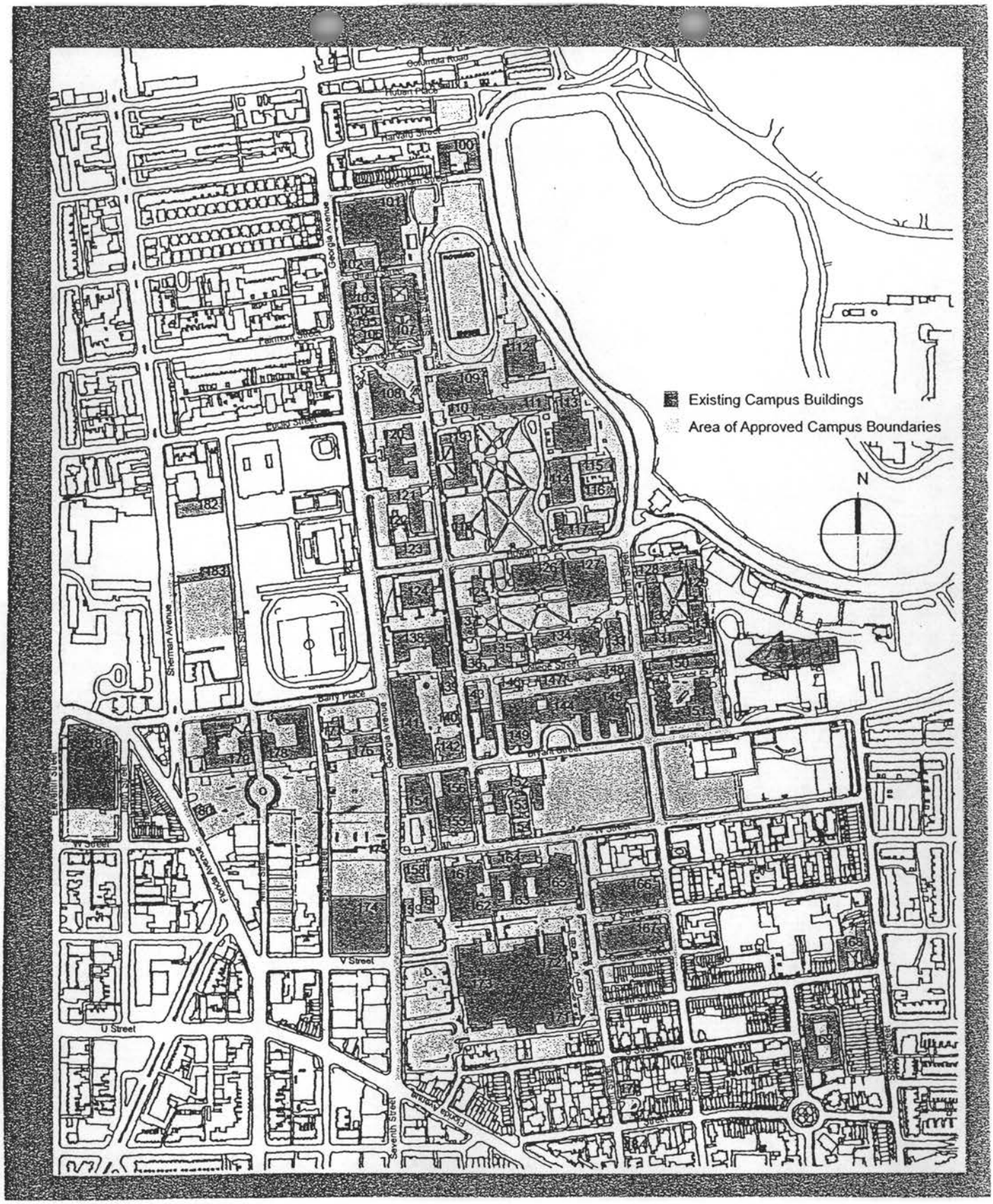
ARNOLD & PORTER

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.

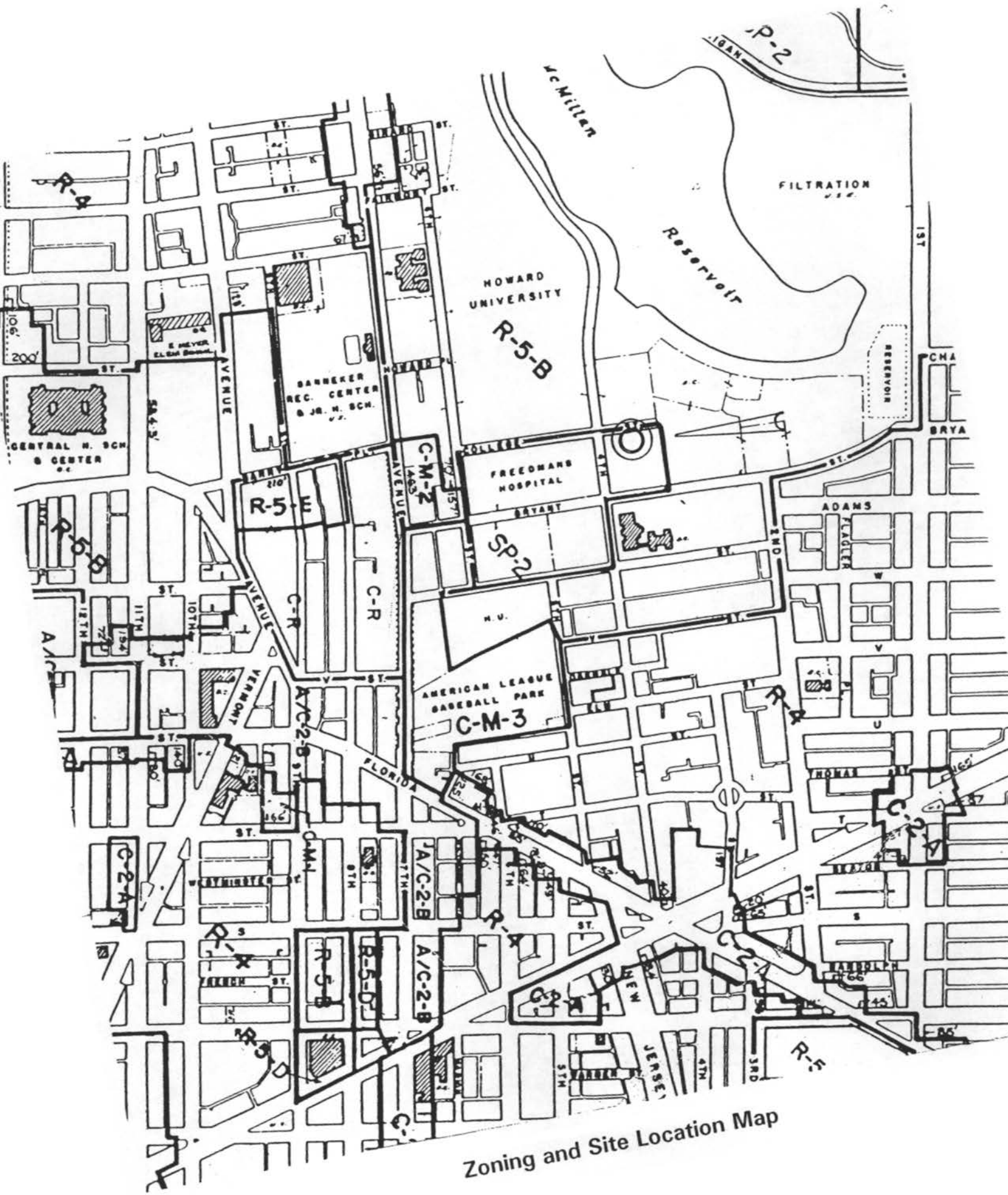


South face of existing Bethune Hall as seen from Bethune Annex courtyard.



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

Exhibit C: Zoning and Site Location Map



Zoning and Site Location Map

Exhibit D: Board of Zoning Adjustment Order No. 16330

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

Application No. 16330 of Howard University, pursuant to 11 DCMR 3108.1, for a special exception under Sections 210 and 507 for review and approval of a central campus plan in the R-4, R-5-B, R-5-E, SP-2, C-2-A, CR, C-M-2 and C-M-3 Districts. (Square 330, Lot 800; Square 2872, Lots 266 to 271, 824; Square 2873, Lots 785-792, 796, 797, 869, 872, 873; Square 2875, Lots 982, 2033; Square 2877, Lots 811, 933, 934, 945, 967, 968, 970, 979, 1023, 1030; Square 2882, Lots 742 to 749, 756 to 769, 950, 951, 952, 953, 1037 to 1039; Square 3055, Lots 821, 822; Square 3057, Lot 92; Square 3058, Lots 827, 828, 829, 833-835; Square 3060, Lots 41, 830, 839; Square 3063, Lot 801; Square 3064, Lots 44, 45, 826, 837; Square 3065, Lots 36, 829, 830, 831; Square 3068, Lot 30; Square 3069, Lots 65, 66; Square 3072, Lots 52, 818; Square 3074, Lot 11; Square 3075, Lot 807; Square 3079, Lots 29-37, 94; Square 3080, Lots 15, 31, 34, 35, 42-45, 51, 53, 67, 68-73, 817, 844; Square 3084, Lot 830; Square 3088, Lot 835; Square 3090, Lot 41; Square 3094, Lot 800; Square 3095, Lot 23; Square 245, Lot 27; Square 278, Lot 22; Square 364, Lot 839; Square 521, Lot 826; Square 1426, Lot 27; Square 2574, Lot 831; Square 2662, Lot 872; Square 3054, Lots 34, 39, 63, 65; Square 3078, Lot 26; Square 3923, Lot 25, Par-146-0056, -0067, -0068, -0069, -0073, Par-147-0169).

HEARING DATE: **July 15, 1998**
DECISION DATE: **September 2, 1998**

ORDER

SUMMARY OF EVIDENCE OF RECORD:

1. By Order No. 14733 the Board of Zoning Adjustment approved a campus plan for Howard University through the year 1995. Since 1995, the University has requested and received extensions from the Board for submitting an update to its 1988 Campus Plan through December 31, 1997.

2. On January 29, 1998, Howard filed Application No. 16330 entitled UniverCity "20/20" Howard University 1998 Central Campus Plan. ("1998 Plan" or "Proposed Plan"). The proposed plan is a representation of the vision of the University's academic and physical development over the next ten years.

3. In this application, the President and Directors of Howard University ("Howard" or the "University") request approval of a revised and updated campus plan pursuant to Paragraph 3108.1 of the Zoning Regulations.

4. A public hearing on the 1998 Campus Plan was held on July 15, 1998. In addition to Advisory Neighborhood Commissions (ANCs) 1B and 5C, which were granted automatic party status pursuant to the Zoning Regulations, the Pleasant Plains Citizens Association and the LeDroit Park Civic Association requested, and were granted, party status in the case.

5. Howard University was founded in 1867 and is fully accredited. It has been located on its present campus since its founding. The University 's 12 schools and colleges offer degree programs in more than 160 specialized subjects with doctorals offered in more than 23 areas. The schools and colleges located on the Central Campus are: the Colleges of Engineering, Architecture and Computer Sciences; Pharmacy, Nursing, and Allied Health Sciences; Dentistry; Arts and Sciences, and Medicine; and the Schools of Business, Communications, Education, Social Work, and the Graduate School of Arts and Sciences. The School of Divinity and the School of Law are located on the East and West Campuses, respectively.

6. Howard University's Central Campus is located in an urban setting which includes residential, commercial, industrial and institutional uses. The campus is centered at 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 Avenue, Sherman and Florida avenues. The Central Campus also includes seven satellite properties: Two vacant buildings on Sherman Avenue, north of Barry Place, Howard University Hospital parking lot "E" near Ninth and V Streets, Carver Hall at Second and Elm streets, Slowe Hall at Third and Elm streets, the Child Care Center at Fifth and T streets, the Dean of the Chapel Residence/parsonage, and the University Service Center at 10th Street and Florida Avenue.

7. Public notices regarding the proposed application and the BZA public hearing on the application, incorrectly identified the boundaries of the Central Campus, thereby including several properties within the campus which should not have been. Counsel for the University submitted a letter into the record (Exhibit "28") correcting the boundary description.

8. The proposed campus boundaries include a modest expansion of the western boundaries of the Campus to reflect University land purchases since the approval of the 1988 Plan.

9. The University operates three other campuses in the Washington Metropolitan Area. The West Campus, a 22-acre site near the intersection of Connecticut Avenue and Van Ness Street, N.W., is the location of the Law School. The East Campus includes the School of Divinity, located near the intersection of 14th and Taylor streets, N.E. and the Beltsville Campus, a 108-acre site in Prince George's County, Maryland is the location of the University's astrophysical observatory and other research activities. The West Campus is subject to a separate campus plan approval by the BZA.

10. Since 1988, the University has developed the campus in accordance with the Campus Plan approved by the Board of Zoning Adjustment in Order No. 14733. The 1988 Plan outlined 32 projects that the University intended to implement prior to 1995. Only 5 of these projects were implemented by the University and have been developed.

11. The Central Campus lies principally in an R-5-B zone district. The campus also includes property located in the R-4, R-5-E, SP-2, CR, C-2-A, C-M-2, and C-M-3 zone districts.

12. College and university uses are permitted as a matter-of-right in all of the commercially and industrially zoned portions of the campus (i.e., the C-2-A, C-M-2 and C-M-3 zone districts). In the residential, special purpose, and mixed use zoned portions of the campus (i.e., the R-4, R-5-B, R-5-E, SP-2 and CR Districts), college and university uses are permitted with a special exception pursuant to Sections 210, 332, 352, 507, 615 and 3108.1 of the Zoning Regulations.

13. Section 3108.1 of the Zoning Regulations sets forth the general criteria for BZA approval of all special exception uses. It authorizes the BZA to grant special exceptions where "in the judgment of the Board, those special exceptions will be in harmony with the general purpose and intent of the Zoning Regulations and Maps and will not tend to affect adversely the use of neighboring property in accordance with the Zoning Regulations and Map ..."

14. Sections 210, 332, 352, 507 and 615 are the specific provisions which permit college and university uses in the residential, special purpose and mixed-use zones. These sections provide that a university use 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." The sections also require the submission of a campus plan which shows the location, height, and bulk of all present and proposed improvements, including buildings, parking and loading facilities, athletic

and other recreational facilities, screening, signs, streets, and public utility facilities as well as a description of all university activities. Provisions (§210.3) which provide for flexibility with respect to the density for specific buildings located in residential zone districts are also included.

15. The 1998 Central Campus Plan is directed by a new set of academic goals and objectives which were adopted by the University's president in 1996. These objectives seek to strengthen the University's academic programs and services by focusing the intellectual power of the faculty and the potential of the students in fewer, but stronger, disciplines and programs. Implementation of the president's academic goals has resulted in a decrease in the number of the University's schools and colleges and a decrease in student population projections.

16. The 1998 Plan proposes the development of only 305,845 gross square feet of new construction. The new construction is limited to two new projects: a new Health Sciences Library to be developed on the Annex One parking lot located at 4th and Bryant streets, N.W.; and an Interdisciplinary Science/Technology Center to be developed on the Howard Center parking lot which is located on the west side of Georgia Avenue across from the former Howard Inn. The 305,845 gross square feet of new construction reflects a reduction in proposed new construction on the campus from the 1,498,469 square feet of new development which was approved in the 1988 Central Campus Plan.

17. In addition to the two proposed new construction projects, a number of renovation and adaptive reuse projects for existing University properties are proposed in the 1998 Plan. These projects include:

    - National Center for African American Heritage and Culture with a project size of approximately 82,737 square feet.

    - School of Education with a project size of approximately 39,433 square feet.

    - Student Organization Center with a project size of approximately 82,737 square feet.

    - Howard University Bookstore in the Howard Center with a project size of approximately 12,044 square feet.

- Student Health Center/Women's Center with a project size of approximately 10,500 square feet.
- South Campus Lecture Center with a project size of approximately 16,267 square feet.
- Bethune Faculty Center with a project size of approximately 97,048 square feet.
- Computer Super Lab with a project size of approximately 24,500 square feet.
- Howard Hall/National Alumni Center with a project size of approximately 8,412 square feet.

18. For purposes of computing FAR, Howard University is treated as a single property. The FAR is computed for the land located in each of the zone districts and an average is developed for the campus. Howard's proposed Central Campus encompasses a total area of 4,727,704 square feet or approximately 109 acres, with 6,378,852 square feet proposed for total building. Thus, the proposed FAR for the campus is 1.35 compared against the allowable FAR of 2.75. For purposes of the FAR computation, Howard's existing buildings have a total area of 6,072,004 square feet and the existing ground area is 4,362,558 square feet , which results in an actual FAR for the Campus of 1.39.

19. By the year 2010, the University projects that enrollment will stabilize at approximately 12,000 students. This projection reflects the University's consolidation of disciplines and programs. In 1986, the University was comprised of 18 schools and colleges. Today the number of schools and colleges is 12. The applicant has proposed a cap of 12,000 students on student enrollment until the Year 2008.

20. Since the approval of the 1988 Plan, the University has phased out most of its off-campus residential facilities and has provided new on-campus residential facilities. The University currently provides 4,509 residential units and houses 40% of its student population.

21. Howard University currently employs 3,956 full-time/part time staff/faculty members, more than 1,500 fewer than indicated in the 1988 Central Campus Plan.

The Hospital employs 2,579 full and part workers, bringing the total employed to 6,535. The University experienced a ten percent reduction in staff between 1988 and 1995. The merger of schools and colleges in the academic year 1997-98 has also contributed to a streamlining of the workforce. Only a small increase in non-hospital staff (*i.e.* approximately 9% maximum) is expected over the next decade.

22. University parking facilities currently provide approximately 4,220 vehicles and include (i) two parking structures; (ii) 35 surface parking lots; (iii) one underground garage; and (iv) one surface garage. Seventy-five percent of available spaces are supplied in lots well within short walking distances to all campus buildings. A decrease of approximately 500+ parking spaces is proposed as a result of the elimination of an existing parking lot which is proposed to be redeveloped with the new Health Sciences Library. The University proposes to maintain a total capacity of approximately 3,727 parking spaces. Extensive surveys conducted as part of the Central Campus Plan study have demonstrated that the remaining spaces are sufficient to meet the University's parking needs.

23. The applicant submitted information as to the consistency of the Proposed Plan with the policies set forth in the Comprehensive Plan and in the Ward One Plan. The property located within the boundaries of the Campus Plan are designated in the Comprehensive Plan as follows. First, the properties located to the east of Georgia Avenue, between Gresham Place on the north, U Street on the south and McMillan Reservoir on the east are designated for "Institutional purposes: land and facilities occupied by colleges, universities, hospitals, religious institutions and similar facilities." The height, density and uses for structures within this category are determined by the Zoning Regulations and the Board of Zoning Adjustment. Second, the properties located to the west of Georgia Avenue are designated for "Mixed-use purposes: institutional, moderate-density commercial and moderate-density residential." This moderate-density commercial category includes shopping and service areas which generally provide a much broader range of goods and services than occur in low-density commercial areas.

24. The applicant's traffic expert, O.R. George Associates, conducted a study which concluded that the implementation of the 1998 Plan will not create dangerous or other objectionable traffic conditions. The study contains the following specific conclusions:

    - Existing University parking and traffic infrastructure will be sufficient to accommodate implementation of the 1998 Plan.

- Trip reduction measures should be adopted to further enhance parking capacity and traffic circulation.

- The campus is well served by public transportation (Metrobus, Metrorail, University transportation services, taxicabs); and

- Existing uses and the new construction proposed in the revised Central Campus Plan will not increase traffic or reduce availability of parking to levels that are below acceptable levels.

25. The traffic study and testimony by the University's traffic expert at the public hearing indicated that the demand for University-related parking continues to be reduced as more people use the Shaw-Howard University Metro Station at Seventh and S Streets. The University now operates a shuttle between the campus and this station. Smaller buses are proposed compared to the commercial size charter buses which have been used in the past. All shuttles are available, at no cost, to Howard University students, staff, and faculty. The shuttle system is currently being studied and improvements recommended to better serve the University while being less intrusive to the surrounding neighborhoods.

26. In 1996, the University established the Howard University Community Association (the "HUCA"). HUCA functions as a community outreach center to neighboring residents and community associations. Through its director, the University has received concerns from residents such as crime on the fringes of Howard's campus, the deteriorating state of University owned residential properties in the LeDroit Park neighborhood, the activities of students around the Howard Plaza dormitories and student parking on residential streets.

27. The 1998 Plan was submitted to members of ANCs 1B and 5C, as well as the LeDroit Park Civic Association, the Pleasant Plains Civic Association, the Bloomingdale Civic Association and the Urban Partnership Strategy Area Committee. University representatives have met at least 20 times with the aforementioned neighborhood civic associations about the BZA Application No. 16330. The University also convened a focus group comprising members of the ANCs and civic associations to continue a dialogue about Campus Plan issues. The focus group met on several occasions also throughout the Campus Plan process. The University also sponsored an all day work session on the Plan.

In a letter dated August 14, 1998, from Howard University Vice President Hassan Minor, the University stated that since November 1991, when the University restructured its community relations effort, community relations staff have attended over 270 community meetings within its focus area, which is a one-mile radius of the Central Campus. This number does not include meetings related to the 1998 Campus Plan process and has averaged some 38 meetings per year through mid-1998.

28. The Office of Planning, by report dated, July 8, 1998, recommended approval of Application No. 16330 subject to the following conditions:

- The Plan shall be shown in the bound document entitled, "UniverCity 20/20" Howard University 1988, Central Campus Plan.
- Approval of the Central Campus Plan shall be for a time period extending to the year 2007 or until such time prior to the year 2007 as the Board determines that conditions warrant submission of an updated Plan.
- The University shall submit a special exception application to the Board for each structure or addition to an existing structure which the University proposes to construct on the campus over the life of the Plan.
- Student enrollment over the life of the Plan shall not exceed 12,000. Faculty and staff shall not exceed 1,777 and 3,494, respectively. Hospital staff shall not exceed 2,185.
- The University shall establish a Howard University Advisory Council composed of representatives of the University, affected neighborhood commissions, and civic associations surrounding the campus. The University shall convene meetings of the Advisory Council, on at least, a biannual basis.
- The University will work with the community on initiating the implementations of the traffic mitigation measures recommended by O.R. George & Associates, if such measures are deemed desirable by a consensus of the affected community groups.

The Office of Planning reported that the University has gone to considerable effort to produce a comprehensive analysis of the existing campus and a thoughtful and exemplary vision for its future planning and development. Moreover, the 1998 Plan meets the requirements of the Zoning Regulations and the applicant has submitted a comprehensive plan for the Central Campus development.

29. Mr. Tony Norman, representing the Pleasant Plains Civic Association, (Exhibit No. 36, 44 and 45), presented testimony that Pleasant Plains had many meetings with the University regarding the Central Campus Plan. Specifically, Mr. Norman noted the University's willingness to conduct a Campus Plan work session. Additionally, Mr. Norman discussed his association's concerns regarding parking on campus, transportation management and traffic in the community, which the University has agreed to participate where possible in traffic mitigation matters and the formation of a Community Advisory Council.

    Exhibit No. 44 also states that after several meetings with the University and other community organizations, the Pleasant Plains Civic Association is in support of the proposed campus plan based upon the conditions adopted by Advisory Neighborhood Commission 1B.

30. At the public hearing, a representative from ANC-1B testified that the ANC was very concerned about the potential for future street closings by the University and that the Campus Plan approval order should include a prohibition against future street closings. The BZA does not agree. Street and alley closings are under the jurisdiction of the City Council and the BZA has no jurisdiction over public space.

31. Also at the public hearing there was a good deal of discussion about the ANC's request for the establishment of a Community Advisory Council. The ANC-1B representatives requested the BZA to implement ANC recommendations as to the membership, function and scope of the Advisory Council. The University expressed its concern about imposing additional requirements in this area beyond requiring that the University meet with a broad representation of community groups on a quarterly basis. The BZA concurs with the applicant's position.

32. Advisory Neighborhood Commission 1B, by report dated June 19, 1998 (Exhibit No. 41) and testimony presented at the public hearing, adopted a resolution supporting the Proposed Plan contingent on the following conditions:

- The University will develop a detailed plan for minimizing the automobile traffic and the parking of Howard University staff, faculty, and students in the surrounding community, including specific goals of:
  - Encouraging the use of off-street parking by University staff, faculty, and students,
  - Minimizing the flow of traffic in residential areas immediately surrounding the University,
  - Providing incentives for students, staff, and faculty to use public transportation, and
  - Creating a plan to accommodate in University-provided off-street parking all automobiles that will be displaced by new buildings that the University is planning on current parking lots.

- The University will state that it has no intention to, and will not seek to, close any street on its campus.

- The University will establish a Howard University Community Advisory Council composed of representatives of Howard, Advisory Neighborhood Commissions, and civic associations surrounding the campus.

- The University will state that the intention of its current study of the historic status and importance of its campus is to move toward historic designation either of its quadrangle or of selected important buildings on the campus.

- The University will state that it has no intention of rezoning or changing the zoning uses of parcels that are newly included in the Central Campus plan.

- The University will state that it intends to encourage commercial development on lower Georgia Avenue.

- The University will state that its intention is to accept ownership and responsibility for repair and renovation of the Mary Church Terrell house.

- The University will continue to cooperate with the surrounding ANCs and civic associations (including, but not limited to, the Pleasant Plains, LeDroit Park, and Bloomingdale Civic Associations), and the Howard University Student Association.

33. By letter dated July 8, 1998, the University agreed to most of the conditions requested by ANC 1B as follows:

- The University indicated that it had commissioned a traffic mitigation study which included recommendations for changing the direction of and slowing down traffic on the streets surrounding the campus. The University agreed to work with the community to implement the recommendations provided that there was a consensus within the community in support of such implementation.

- With respect to street closings, the University indicated that it has no intention of closing any streets at this time, and also agreed to provide the ANC and surrounding civic associations with prior written notice in advance of making any future application to close a street internal to the campus.

- The University agreed to establish a Community Planning Committee composed of University and student representatives, Advisory Neighborhood Commissions and civic associations surrounding the campus, and to convene meetings of the committee at least twice annually.

- The University agreed to survey existing buildings on campus for historic significance and to seek the designation of worthy buildings consistent with University objectives.

- The University indicated that it had no intention of changing the zoning of any of the properties which are newly included in the campus boundaries.

CONCLUSIONS OF LAW:

Based on the foregoing findings of fact and evidence of record, the Board concludes that the applicant is seeking a special exception for the review and approval of its Campus Plan, the granting of which requires compliance with the requirements of Sections 210, 332, 352, 507, 615 and 3108.1 of the Zoning Regulations, in the R-4, R-5-B, R-5-E, SP-2, CR, C-M-2 and C-M-3 Districts. The granting of such special exception relief requires a showing through substantial evidence that the application can be granted as being in harmony with the general purpose and intent of the Zoning Regulations and Map and that granting the application will not tend to affect adversely the use of neighboring property in accordance with the Zoning Regulations and Map.

The Board further concludes that it has accorded the views of ANC 1B the "great weight" to which it is entitled. Also, the Board is of the opinion that the issues raised by the ANC and members of the community will be adequately addressed in the conditions to this order.

Finally, the Board concludes that the applicant has met the burden of proof, and that the requested relief would be in harmony with the general purpose and intent of the zone plan and would not adversely affect the use of of neighboring property.

Based on the foregoing, the Board therefore **ORDERS** that the application be **GRANTED, SUBJECT** to the following conditions:

1. The Plan shall be as shown in the bound document entitled, "UniverCity 20/20" Howard University 1998, Central Campus Plan and as modified by Exhibit No. 3 which includes errata and updates submitted by the applicant after the public hearing on the application.

2. Approval of the Central Campus Plan shall be for a time period extending to the year 2008 or until such time prior to the year 2008 as the Board determines conditions warrant submission of an updated Plan.

3. The University shall submit a special exception application to the Board for each new structure or new addition to an existing structure which the University proposes to construct on the campus over the life of the Plan.

4. Student enrollment over the life of the Plan shall not exceed 12,000. Faculty shall not exceed 1,777 and staff shall not exceed 3,494. Hospital staff shall not exceed 2,185.

5. The University shall work with the community and make all reasonable efforts to seek the implementation of the traffic mitigation measures recommended by O.R. George & Associates, if such measures are deemed desirable by a consensus of the affected community groups.

6. The University shall provide the affected ANC(s) and the surrounding civic association(s) with prior written notice in advance of making any application to the D.C. Government to close any streets internal to its campus.

7. The University shall survey existing campus development for historic significance. The University shall share these findings with the community and other interested constituencies and shall seek designation of selected buildings where designation is consistent with University objectives.

8. The University shall endeavor, consistent with its overall academic mission, to encourage commercial development on lower Georgia Avenue.

9. The University shall assess the conditions of the Mary Church Terrell House and will either renovate the building for reuse or make it available for another party to do so.

10. There shall be established a Howard University Advisory Council composed of representatives of the University, affected Advisory Neighborhood Commissions (including but not limited to ANC-1B and ANC-5C), representatives selected by civic associations surrounding the campus (including but not limited to Pleasant Plains, Bloomingdale and Le Droit Park), interested student organizations and other interested community groups. The Howard University Advisory Council shall meet on a regular basis, or a minimum of four times annually, to discuss the effects of University activities on the surrounding community and other issues of mutual concern.

11. The applicant shall submit into the record an executive summary and the bound campus plan which includes corrections from the errata sheet and maps.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

BZA APPLICATION NO. 16330

As Director of the Board of Zoning Adjustment, I certify and attest that on MAR 29 1999 a copy of the decision entered on that date in this matter was mailed first class, postage prepaid to each party in this case, and who is listed below:

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Att/JKN

Exhibit E: Project Plans