

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING



Office of the Director

MEMORANDUM

TO: District of Columbia Zoning Commission

ZONING COMMISSION
District of Columbia

FROM: Ellen McCarthy, Director
Office of Planning

CASE NO. 06-09

EXHIBIT NO. 21

DATE: April 20, 2006

SUBJECT: Final Report for Zoning Commission Case No. 06-09 (Howard University Interim Parking Lot)
(Square 2872, Lots 8, 266-271, 803, and 820)

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PROPOSAL

Howard University requests, pursuant to 11 DCMR § 3104, § 210.5, and § 2303, a special exception to allow the use of the subject property (Square 2871, Lots 266-271, 803, 820, and 822,-824) as an interim parking lot (interim University use) with 23 spaces. The property is in the R-5-B district.

SUMMARY RECOMMENDATION

The Howard University Campus Plan is scheduled for review in 2008 and a permanent use for the property will be addressed at that time. The applicant is continuing to have discussions with DDOT and the ANC regarding the extension of Bryant Street and OP will submit a supplemental report if any additional information is provided regarding this extension.

Generally, the application meets the requirements of the special exception if the applicant provides the information regarding the amount of landscaping provided. OP would then recommend approval of the application for a period of three (3) years.

SITE and AREA DESCRIPTION

The subject site is 9,954 square feet and is a nearly triangular lot that is bounded by Barry Place to the north, Sherman Avenue to the east, a large house with commercial use on the ground floor to the south, and Florida Avenue to the west. On the northern portion of the site are three, two-story residential buildings that are currently vacant and will be demolished to accommodate the parking lot.

To the east of the site across Sherman Avenue, are two high rise apartment houses that are owned by the University and are for student and faculty housing. To the north is a high-rise apartment building. To the southeast along Florida Avenue is property owned by the University (Attachment 1).

PROPOSAL

The applicant states that proposal to create an interim parking lot on the subject property is to address neighborhood residents request that the University curtail student and faculty parking on neighborhood streets. The proposed parking lot will have 23 spaces and will be fenced with access only from Florida Avenue, N.W. The applicant states that at the present time there is no specific long term use proposed for the site

ANALYSIS

The current Howard University Campus Plan, *UniverCity 20/20*, was adopted in 1998 and will expire in 2008 (BZA Order 16330) Section 210 of the Zoning Regulations allows college or university use as a special exception and this authority carries over to the R-5 district. The proposed parking lot will be outside of the area covered by the Campus Plan (Attachment 2) but Section 210 allows university uses within a reasonable distance of the campus

210.1 Use as a college or university that is an academic institution of higher learning, including a college or university hospital, dormitory, fraternity, or sorority house proposed to be located on the campus of a college or university, shall be permitted as a special exception in an R-1 District if approved by the Zoning Commission under § 3104, subject to the provisions of this section.

The proposed parking lot will serve only the faculty and students of the university

210.2 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.

The proposed parking lot is small and will create only a small amount of traffic going to and from the site. The lot will operate between 7:30 A.M. and 5:30 P.M. weekdays and will be secured with a fence and will be patrolled by the university security. Only persons with permits will be allowed to use the lot. The access to and from the site will be addressed by DDOT.

210.3 In R-1, R-2, R-3, R-4, R-5-A, and R-5-B Districts, the maximum bulk requirements normally applicable in the districts may be increased for specific buildings or structures; provided, that the total bulk of all buildings and structures on the campus shall not exceed the gross floor area prescribed for the R-5-B District. In all other Residence Districts, similar bulk increases may also be permitted; provided, that the total bulk of all buildings and structures on the campus shall not exceed the gross floor area prescribed for the R-5-D District. Because of permissive increases as applicable to normal bulk requirements in the low-density districts regulated by this title, it is the intent of this subsection to prevent unreasonable campus expansion into improved low-density districts.

The proposal will be for an interim parking lot and therefore this requirement does not apply

- 210.4** *As a prerequisite to requesting a special exception for each college or university use, the applicant shall have submitted to the Commission for its approval a plan for developing the campus as a whole, showing the location, height, and bulk, where appropriate, of all present and proposed improvements, including but not limited to the following:*
- (a) Buildings and parking and loading facilities;*
 - (b) Screening, signs, streets, and public utility facilities;*
 - (c) Athletic and other recreational facilities; and*
 - (d) A description of all activities conducted or to be conducted on the campus, and of the capacity of all present and proposed campus development.*

Attached are a Campus Plan Boundary Map and the Site Plan for the proposed parking lot (Attachments 2 and 3)

- 210.5** *Within a reasonable distance of the college or university campus, and subject to compliance with § 210.2, the Commission may also permit the interim use of land or improved property with any use that the Commission may determine is a proper college or university function.*

A boundary of the campus runs along Florida and Sherman Avenues to the east of the site. The main campus area is approximately three (3) blocks to the east of the subject property. As demonstrated above in Section 210.2 the proposed parking lot will not become objectionable to the neighborhood. In fact, the neighborhood residents encourage the use of the property as a parking lot to help keep students and faculty from parking on neighborhood streets.

- 210.6** *When a major new building that has been proposed in a campus plan is instead moved off-campus, the previously designated site shall not be designated for, or devoted to, a different major new building unless the Commission has approved an amendment to the campus plan applicable to the site; provided, that for this purpose a major new building is defined as one specifically identified in the campus plan.*

N/A

- 210.7** *In reviewing and deciding a campus plan application or new building construction pursuant to a campus plan, the Commission shall consider, to the extent they are relevant, the policies of the District Elements of the Comprehensive Plan.*

N/A

- 210.8** *As an integral part of the application requesting approval of new building construction pursuant to a campus plan, the college or university shall certify and document that the proposed building or amendment is within the floor area ratio (FAR) limit for the campus as a whole, based upon the computation included in the most recently approved campus plan and the FARs of any other buildings constructed or demolished since the campus plan was approved.*

N/A

In addition, the subject property shall also conform to the provisions of §2303, Parking Lots, as follows.

Section 2303.1

- (a) ***All areas devoted to driveways, access lanes and parking areas shall be paved and maintained with bituminous concrete or brick material, or a combination of these materials or other material approved by the D.C. Department of Transportation as structurally equivalent or better, that form an all-weather impervious surface, and that are a minimum four inches (4 in.) in thickness;***

The Plans state that bituminous concrete paving with a depth of greater than four (4) feet will be used in constructing the parking lot

- (b) ***The parking lot shall be designed so that no vehicle or any part of a vehicle projects over any lot line or building line;***

The submitted Site Plan shows wheel stops to prevent vehicles or any part of a vehicle from projection over any lot line.

- (c) ***No other use shall be conducted from or upon the premises, and no structure other than the attendant's shelter shall be erected or used upon the premises unless the use or structure is otherwise permitted in the district in which the parking lot is located;***

The applicant has submitted that parking will be the only use permitted on the lot and that the property is too small to accommodate an attendant's shelter

- (d) ***No vehicular exit shall be within forty (40) feet of a street intersection as measured from the intersection of the curb lines extended;***

The entrance to the lot is along Florida Avenue. This entrance is located at a distance that is greater than forty (40) feet from the Florida Avenue/Sherman Avenue and Florida Avenue/10th Street intersections.

- (e) ***Any lighting used to illuminate a parking lot or its accessory building shall be arranged so that all direct rays of the lighting are confined to the surface of the parking lot; and***

The light fixtures proposed will be located so as to illuminate the parking lot alone. Extensive lighting is not necessary since the hours of use will be limited to daytime hours of 7:30 A M to 5:30 P M

- (f) ***The parking lot shall be kept free of refuse and debris and shall be landscaped. Landscaping shall be maintained in a healthy growing condition and in a neat orderly appearance. Landscaping with trees and shrubs shall cover a minimum of 5% of the total area of the parking lot, or an area as determined by the Board for a parking lot otherwise requiring Board approval.***

Maintenance of the parking lot will be provided by the University's maintenance crew that maintains the campus. Two landscaped areas are located along the northern corners of the property. OP has requested

that the applicant provide calculations to demonstrate that the landscaped area is 5% or greater of the area of the parking lot

SPECIAL EXCEPTION

Section 3104.1

Accessory parking lot must also meet the standards of Section § 3104 accordingly

... special exception will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Map and will not tend to affect adversely the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps.

The proposed parking lot meets the intent of Sections 210 and 2303 as demonstrated above and will not adversely affect neighboring properties

DISTRICT DEPARTMENT OF TRANSPORTATION RECOMMENDATION

DDOT has informed OP there are plans to extend Bryant Street to Florida Avenue as part of the proposed Howard University Town Center which will include the creation of a round-about in the vicinity of Square 2872. The creation of this new round-about could impact the area of the parking lot. DDOT will submit a report under separate cover.

COMMUNITY COMMENTS

The applicant met with ANC 1B on April 6, 2006 and they voted to oppose the application

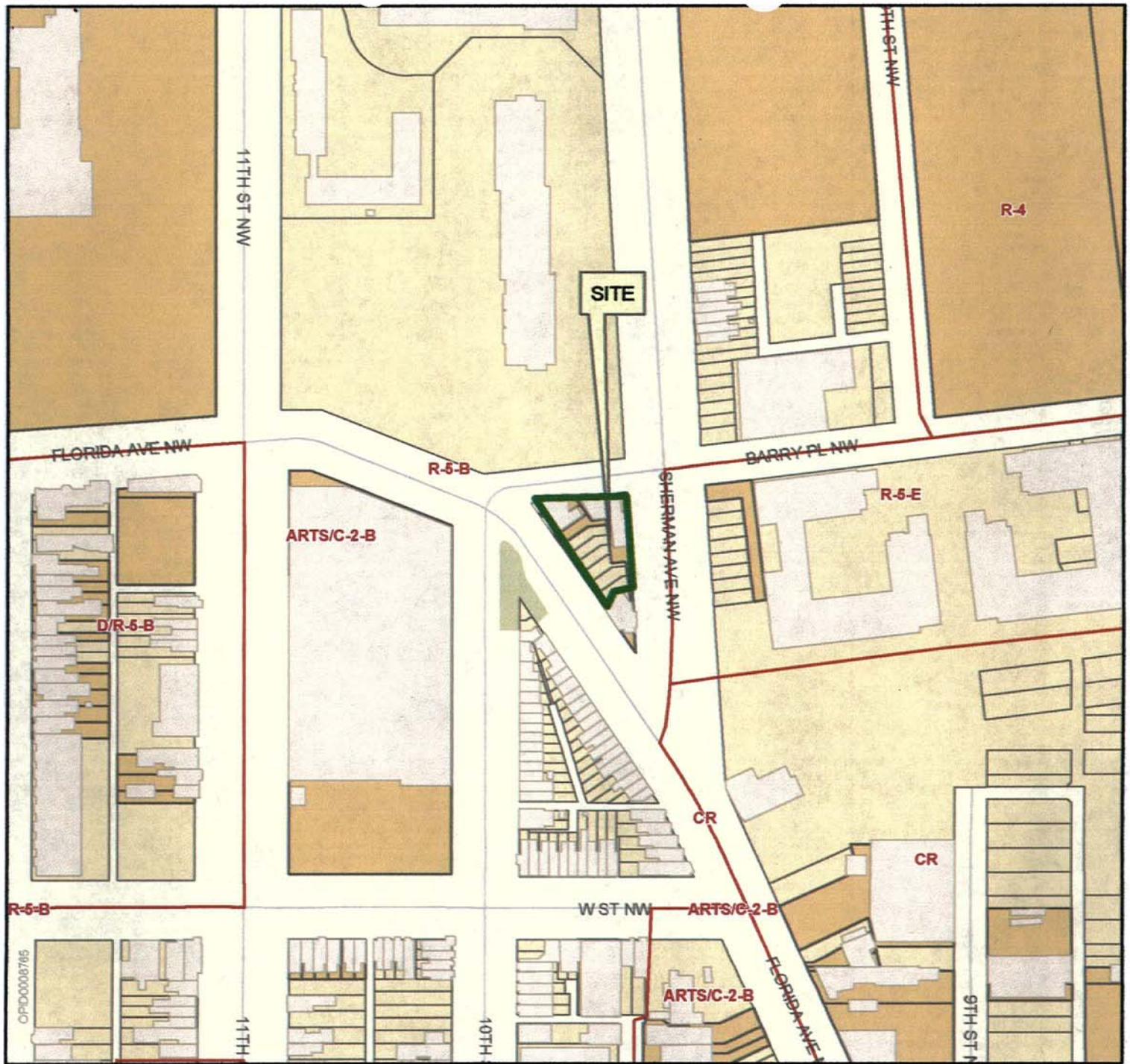
SUMMARY AND RECOMMENDATION

Generally, OP does not support the use of this property as a permanent surface parking lot and a more appropriate use of the property will be addressed further when it is incorporated into the Campus Plan which is scheduled for review in 2008. The applicant is continuing to have discussions with DDOT and the ANC regarding the extension of Bryant Street. OP will submit a supplemental report if any additional information is provided regarding the impact of the proposed round-about

Generally, the application meets the requirements of the special exception if the applicant provides the information regarding the amount of landscaping provided. OP would then recommend approval of the application for a period of three (3) years

ATTACHMENTS

Attachment 1 - Site location
Attachment 2 - Campus Plan Boundaries Map

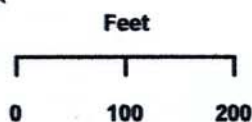


**Howard University Interim Parking Lot
Zoning Commission 06-09
Square 2872, Lots 266-271, 803, 820, 822-824**

★ ★ ★ Government of the
District of Columbia
Anthony A. Williams, Mayor

Office of Planning ~ April 7, 2006

This map was created for planning purposes from a variety of sources. It is neither a survey nor a legal document. Information provided by other agencies should be verified with them where appropriate.



	Zoning Districts
	Street Centerlines
	Major Roads
	Major Roads
	Buildings
	Buildings

