



Commissioner Philip C. Spalding
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23 May 2006

Carol J. Mitten, Chairman
Zoning Commission
Suite 210 South
441 4th Street NW
Washington DC 20001

ZONING COMMISSION
District of Columbia

CASE NO. 06-09
EXHIBIT NO. 29

RE: ZC 06-09
Howard University

2006 MAY 24 AM 10:54

D.C. OFFICE OF ZONING

RECEIVED

Dear Chairman Mitten:

I am writing this letter for inclusion in the record of ZC Case 06-09 in my position as an affected single member district Commissioner. Despite ongoing meetings with officials from Howard University I do not think that ANC1B will arrive at a consensus to change the opposition voiced in its letter of April 8th.

Square 2872 is the result of Florida Avenue bisecting Square 357, and Square 357 is a part of my smd. This area is currently zoned R5B and is not currently included in the Greater U Street Historic District, though it should be noted that the Cardozo Shaw Neighborhood Association has funding to apply for adding these blocks to the existing historic district. The land to the east of Square 2872 is currently zoned CR, and development plans for residential medium density mixed use featuring ground floor retail are currently in permitting. Despite the R5B underlying zoning, Square 357 is exclusively two and three story row dwellings. Immediately to the east of Square 2872 are surface parking lots and the large Howard University dormitories in R5E zoning. In its current iteration the Comprehensive Plan land use map shows Square 2872 as medium density residential mixed use.

With the unusual size and setbacks of both the Howard dormitories to the east and the Garfield PUD to the north, the residents most affected by the proposed uses of Square 2872 would be my constituents in Square 357. All of these constituents who have contacted me are opposed to granting the use, even temporary use, as surface parking. These constituents, their larger neighborhood association and I all see Square 2872 as complementing the mixed use residential redevelopment of this long neglected frontage on Florida Avenue. We consider surface parking to be an unsightly and negative use of this land, and continue to oppose even temporary use for this purpose. We suggest that this property be maintained as open green space pending Howard University's eventual plans for developing the site. Failing this, we suggest that the Zoning Commission write

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conditions limiting the time that this use be allowed to two years. My constituents, unfortunately, are all too familiar with temporary use as surface parking lasting for decades to the detriment of community values. Use and development of this square should be consistent with the current and developing fabric of this neighborhood, and we do look forward to Howard University proposing an appropriate improvement to this land. We do, however, see granting this application for temporary use as surface parking as unnecessary and leading to delay in Howard University's redevelopment of this parcel.

I do ask that you carefully consider the impact of extended use of this land for surface parking, and that you consider the effect of this use in the context of both the existing residential community and the exciting development plans approved for this quickly changing area.

Sincerely,

A handwritten signature in black ink, appearing to read "Philip C. Spalding". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Philip C. Spalding

CC: HUCA
Councilmember Jim Graham
Cardozo Shaw Neighborhood Association