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May 7, 2015

VIA HAND DELIVERY

Zoning Commission for the
District of Columbia
Office of Zoning
441 4th Street, N W , Suite 210S
Washington, DC 20001

**Re: Z.C. Case No. 11-15D – Prehearing Statement
Amendment to the Howard University Central Campus Master Plan**

Dear Commissioners.

This Prehearing Statement and the attached documents are submitted by Howard University ("Howard") in support of its application to the Zoning Commission of the District of Columbia (the "Zoning Commission") for an amendment to the Howard University Central Campus Master Plan, dated June 2011, and prepared by HOK Planning Group (the "Campus Plan"). The Campus Plan was approved by the Zoning Commission pursuant to Z C Order No. 11-15. Under this application, Howard seeks to amend the Campus Plan to exclude Lots 756-769 in Square 2882 (the "Property"), which are designated "Graduate/Workforce Housing" under the Campus Plan.

A. Background

The Property consists of approximately 22,337 square feet and is located in the R-5-B District. The Property is partially improved with a surface parking lot. The Applicant seeks to exclude the Property from the Campus Plan in order to facilitate the approval of a mixed-use planned unit development ("PUD") proposed for the northeast corner of the intersection of Sherman Avenue, N W and Barry Place, N.W. (Z C Case No. 14-21). The PUD site has a land area of 1.3 acres and includes the Property and other privately owned lots not owned by Howard. It is proposed that the Property, along with the other parcels comprising the PUD site, be rezoned to the C-2-B District.

The Campus Plan identifies the portion of the campus within Square 2882 to accommodate the University Middle School of Mathematics and Science, an Early Childhood Learning Center, and workforce housing for faculty and graduate students. The proposed amendment would exclude a small portion of that area but would not preclude the remainder of the property from

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being developed as stated in the Campus Plan. The inclusion of the Property in the PUD development would not be inconsistent with the Campus Plan, and would in fact allow Howard to provide new housing opportunities for its faculty and staff earlier than anticipated.

The Applicant originally filed the Campus Plan amendment application on November 7, 2014. On December 31, 2014, the Office of Planning submitted a report recommending approval of the requested campus plan amendment. On January 12, 2014, the Zoning Commission voted unanimously to set down the application for a public hearing.

B. Community Support

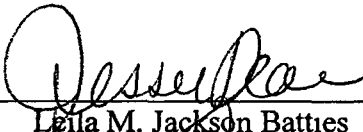
Since filing its application with the Zoning Commission, Howard, in conjunction with the Applicant for the PUD, has continued to outreach with community stakeholders and the affected advisory neighborhood commissions ("ANCs"). The Campus Plan amendment has the support of the Pleasant Plains Civic Association, the Georgia Avenue Community Development Task Force, the LeDroit Park Civic Association, and the Bloomingdale Civic Association. Letters of support from these organizations are attached hereto as Exhibits A-D. The Campus Plan amendment and the PUD also have support from ANC 1B and ANC 5E, which letters of support are attached hereto as Exhibits E and F, respectively.

C. Conclusion

In accordance with Sections 3035 and 3113.8 of the Zoning Regulations, this prehearing statement is submitted on behalf of Howard University in order to provide additional information in support of its application for an amendment to the Howard University Central Campus Plan to exclude Lots 756-769 in Square 2882. Based on the information and items contained herein, and the case presented in the original submittal, we respectfully request the Zoning Commission's favorable consideration of the application.

Respectfully submitted,

HOLLAND & KNIGHT LLP

By  _____
Leila M. Jackson Batties
Jessica R. Bloomfield

Enclosures

Jennifer Steingasser, Office of Planning (w/enclosures, via email)
Joel Roberts, Office of Planning (w/enclosures, via email)
Maxine Roberts, Office of Planning (w/enclosures, via email)
Advisory Neighborhood Commission 1B (w/enclosures, via U.S. Mail)
Advisory Neighborhood Commission 1B-11 (w/enclosures, via U.S. Mail)
Advisory Neighborhood Commission 5E (w/enclosures, via U.S. Mail)