

**BEFORE THE DISTRICT OF COLUMBIA  
ZONING COMMISSION**

**Application of Howard University  
Amendment to Campus Plan**

**PRELIMINARY STATEMENT OF COMPLIANCE WITH BURDEN OF PROOF**

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**Background**

This application is submitted by Howard University ("Howard") seeking 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") in order to facilitate the approval of a mixed-use planned unit development ("PUD") proposed at the northeast corner of Sherman Avenue and Barry Place, NW. The PUD site includes privately owned lots not owned by Howard University. An exhibit depicting the subject lots is attached hereto.

**Amendment to Campus Master Plan**

Howard seeks to amend the Campus Plan to exclude the Property, which is designated "Graduate/Workforce Housing" under the Campus Plan. The Property consists of 22,337 square feet and is currently in the R-5-B District. It is partially improved with a surface parking lot.

Under Section 210 of the Zoning Regulations, a college or university use may be approved as a special exception in a Residence District, subject to a campus plan or campus plan amendment approved by the Zoning Commission. Section 507 of the Zoning Regulations has similar provisions for a college or university use in the Special Purpose (SP) District.

In this case, the Property is part of a larger 1.3-acre parcel that is the subject of an application to the Zoning Commission seeking (1) approval of consolidated PUD and (2) a map amendment for the PUD site from R-5-B to C-2-B. Unlike for Residential and SP Districts, the Zoning Regulations do not provide for approval of a campus master plan or an amendment to same in connection with a college or university use in commercially zoned districts. Also, although Howard owns a portion of the property that comprises the PUD site, the proposed PUD is not a college or university use. Finally, as depicted on the attached exhibit, the majority

of the PUD site is not within the boundaries of the Campus Plan. As such, it is appropriate to amend the Campus Plan to exclude the Property.

### **Proposed PUD**

The Property is a part of a larger PUD site that consists of 1.3± acres located at the corner of the northeast intersection of Sherman Avenue and Barry Place, NW, and which is more particularly described as Square 2882, Lots 742-769, 1034, 1038 and 1039. The PUD site includes privately owned lots not owned by Howard University.

The PUD will consist of approximately 233,599 square feet of residential, generating approximately 319 residential units, and approximately 11,517 square feet of retail uses. The mix of residential units contemplated for the PUD includes 14 flats along Barry Place, 6 two-story apartments along 9<sup>th</sup> Street and 299 multi-family apartment units on Levels 2 – 9 of the building. The retail uses will extend along Sherman Avenue. The project will include two levels of parking with 134 dedicated residential parking spaces and 11 dedicated retail parking. The building height for the project will be approximately 80 feet; the proposed FAR will be 5.0, and the proposed lot occupancy is 93%.

### **Conclusion**

For the foregoing reasons, Howard respectfully requests the Commission's approval of the proposed campus plan amendment. This application to amend the Campus Plan is a separate but companion application to the PUD application filed by Barry Place Partners, LLC and referenced herein.