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MEMORANDUM

TO: District of Columbia Zoning Commission
 FROM: *JL for* Jennifer Steingasser, Deputy Director, Development Review and Historic Preservation
 DATE: December 31, 2015
 SUBJECT: ZC 11-15D: Campus Plan Amendment, Howard University Central Campus

I. SUMMARY and RECOMMENDATION

Howard University ("University") proposes an amendment to the Howard University Campus Plan approved by Zoning Commission Order 11-15. Barry Place Partners, of which the University is a partner, proposes the development of a mixed use building with ground floor retail and apartments at the northeast corner of Sherman Avenue and Barry Place, NW¹ (ZC 14-21). Within that area, Square 2882, Lots 756-769 are owned by Howard University and are within the boundary of the Howard University Campus Plan. Concurrent with ZC 14-21, request for a Planned Unit Development and Map Amendment from the R-5-B zone to the C-2-B zone, the University has requested that the boundary of the 2011 Howard University Campus Plan, be amended to exclude these lots and allow them to be a part of the PUD.

The Office of Planning recommends **approval** of the requested amendment to allow the lots to be incorporated into a larger development which would meet the University's goals of providing workforce housing for faculty and graduate students.

II. SITE DESCRIPTION

The subject site is comprised of Square 2882, Lots 756-769 and is in the R-5-B zone. The lots are currently used for University parking.

II. HOWARD UNIVERSITY CENTRAL CAMPUS MASTER PLAN, 2011

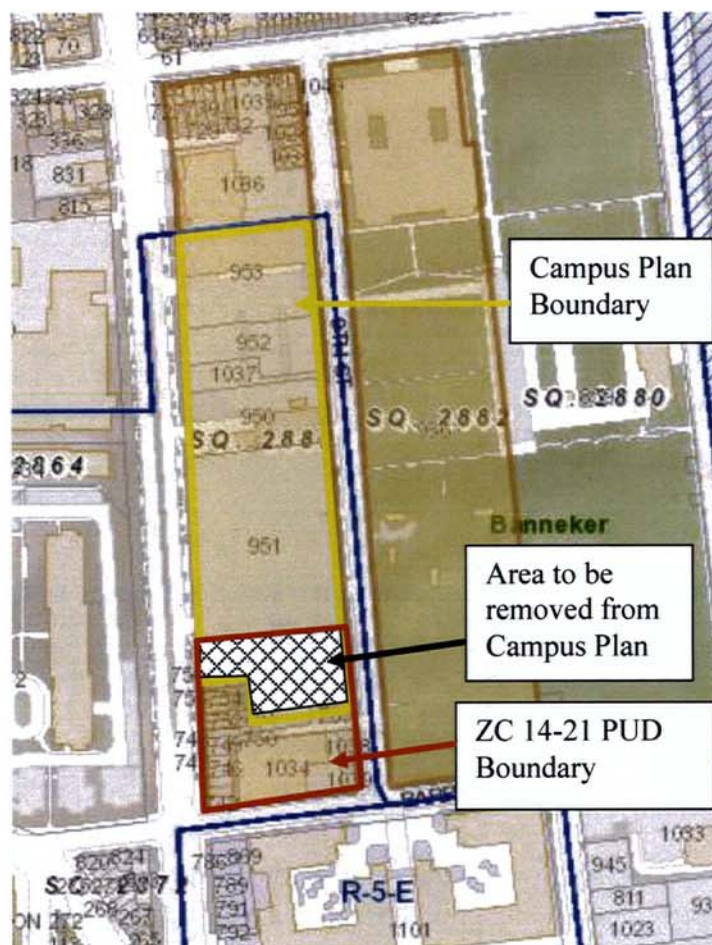
The Howard University Central Campus Plan 2011, approved by ZC-11-15, March 2, 2012, proposes a development plan for the university with over 2,316,584 gross square feet of new construction, major renovations and additions to existing buildings in three phases over the next seven years. The University has begun planned rejuvenation in academics to increase its stature to become a major comprehensive research university while at the same time continuing and expanding its public service role. Part of the rejuvenation is to attract top researchers and faculty and be able to house them in close proximity to the campus. The Development Plan and Master 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.

¹ Square 2882, Lots 7742-769, 1034, 1038 and 1039



III. PROPOSAL

The University requests an amendment to exclude Square 2882, Lots 756-769, an area of 22,337 square feet from the Campus Plan. This portion of the site would be integrated into ZC 14-21, a proposed mixed use development with residences and retail uses.



III. ANALYSIS

Under Section 210, a college or university may be approved by special exception in a Residence District and under Section 507 in the SP District. However, the Zoning Regulations do not require a campus plan for commercially zoned properties. ZC 14-21 has requested map amendment from the R-5-B to the C-2-B district. The development is not considered a university use and it is therefore appropriate to amend the Campus Plan to exclude the requested lots.

The Howard University Development Plan and Master 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 being developed as stated in the Master Plan. The Master Plan also

shows this area to be developed in the Phase III, (2016-2017) The inclusion of the University property in the proposed ZC 14-21 development would not be inconsistent with that recommendation and in fact, being a part of the partnership would allow the University to provide some opportunities for housing online earlier than anticipated

IV. COMPREHENSIVE PLAN

The Comprehensive Plan, Generalized Land Use Map and the Future Land Use Map identify this portion of the campus for mixed medium density residential and medium density commercial. Further, the proposed development plan for the University and for the site in particular, is not inconsistent with the proposed residential and retail uses proposed within the PUD.

V. COMMUNITY COMMENTS

The subject property is within the boundaries of ANC-1B The University, as part of the Barry Place Partners, has also made presentations to the Pleasant Plains Civic Association, the Bloomingdale Civic Association, the LeDroit Park Civic Association, and the Georgia Avenue Community Development Task Force. The University states that they will continue to work with these groups within the parameters of the PUD and Map Amendment process.

JLS/mbr