

**BEFORE THE ZONING COMMISSION
OF THE DISTRICT OF COLUMBIA**

**Application of Johns Hopkins University
Modification with Hearing to Campus Plan**

**Z.C. Case No. ____
ANC 2B**

I. Summary of Requested Action

This is an application (“**Application**”) of Johns Hopkins University (the “**Applicant**” or “**JHU**”) for review and approval of a modification with hearing to the existing university campus plan (the “**Campus Plan**”) that currently includes 1619 Massachusetts Avenue NW (Square 181, Lot 850) (“**1619 Mass**”) and 1740 Massachusetts Avenue NW (Square 158, Lot 82) (“**1740 Mass**”). With this Application, the Applicant proposes to remove 1619 Mass from the Campus Plan and to limit the Campus Plan to only 1740 Mass (such modification, the “**Amendment**”).

Contemporaneously with this Application, a separate application for a new campus plan at 1619 Mass has been filed by a different university. The purchase and use of 1619 Mass by this different university necessitates both the new campus plan for that building and the Amendment requested herein. Accordingly, the Applicant requests that the Zoning Commission hear both campus plan applications close together but delay its decision on this Application until after it has decided the other application.

The Applicant submits the Application pursuant to Subtitle X § 101 and Subtitle Z § 704 of the District of Columbia Municipal Regulations (the “**Zoning Regulations**”).

II. Site Location and Context

The Campus Plan is currently comprised of two non-contiguous properties in the Dupont Circle neighborhood and within the boundaries of Advisory Neighborhood Commission (“**ANC**”) 2B. 1740 Mass is located in the MU-1/DC Zone District. It contains approximately 21,852 square

feet of land area and is improved with an eight-story building containing offices, classrooms, and related university facilities. 1740 Mass is located mid-block and is bounded by Massachusetts Avenue to the north; an alley to the south; a chancery to the east; and a chancery to the west. 1619 Mass, which is improved with an eight-story building, is located mid-block approximately one block to the east.

III. Description of the Proposed Amendment to the Campus Plan

In 1986, the Board of Zoning Adjustment (the “**BZA**”) approved the Campus Plan in BZA Order No. 14387 (attached as Exhibit F).¹ In 1987, the BZA approved a modification to the Campus Plan in BZA Order No. 14614 (attached as Exhibit G). The 1987 modification allowed for a small addition to 1740 Mass and set headcount maximums of 400 full-time students (with 250 present at any one time), 22 full-time professors, 80 part-time professors, and 55 administrative personnel.

In 2023, JHU shifted its academic programs from 1619 Mass and 1740 Mass to a new location at 555 Pennsylvania Avenue NW. Now, 1619 Mass is under contract to be sold to another university with a different program, thereby necessitating that it both establish its own campus plan and remove it from the Campus Plan. That campus plan application has been filed by that university.

The removal of 1619 Mass from the Campus Plan necessitates this Amendment in order to redefine the “campus” under the Campus Plan as only 1740 Mass. The Applicant does not propose to change anything else about the Campus Plan, so all headcounts will remain as currently

¹ At the time, the BZA had jurisdiction over college/university campus plans.

established.² Although 1740 Mass is currently used by only a small number of JHU employees, JHU seeks to retain its entitlement to the college/university use and the Campus Plan – which is not permitted as a matter of right in this zone – so that the property may be used by either JHU for another program or by another college/university. The Applicant’s goal with the Amendment is to reactivate the building and property as quickly as possible by allowing an easy reuse by either JHU or another college/university.³ Because of the difficult market for non-residential buildings in D.C., retaining the entitlement for college/university use at the 1740 Mass building will best position it to be reused as quickly and readily as possible. The proposed Amendment, by not changing any of the established headcounts and retaining the established university use, will allow reuse of the building without any unanticipated impacts.

IV. Satisfaction of Subtitle X Standards

Pursuant to Subtitle X § 101.1, in order for a Campus Plan to be approved, an applicant must demonstrate compliance with the standards set forth in Subtitle X § 101 (Campus Plans) and § 901 (Special Exception). For the reasons set forth below, the Application has satisfied all applicable conditions.

A. College or University which is an Academic Institution of Higher Learning, per Subtitle U § 504.1(b)

College or university use for an institution of higher learning is permitted in the MU-1/DC Zone District as a special exception under Subtitle U § 504.1(b). Johns Hopkins University is authorized as an institution of higher education by the Maryland Higher Education Commission.

² See Table Depicting Headcounts as Currently Approved, attached as Exhibit I.

³ An approval runs with the land and is not specific to one user. See *Nat’l Black Child Development Institute, Inc. v. D.C. Bd. of Zoning Adjustment*, 483 A.2d 687, 691-92 (D.C. 1984).

B. The Use is Located so that it is Not Likely to Become Objectionable to Neighboring Property, pursuant to Subtitle X § 101.2.

University use must be located so that it is not likely to become objectionable to neighboring property due to noise, traffic, parking, number of students, or other objectionable conditions. For the reasons set forth below, the Application is not likely to become objectionable to neighboring property.

1. Noise

The redefinition of the “campus” to 1740 Mass will not generate objectionable noise conditions because there will be one fewer building in the Campus Plan that could potentially contribute to noise levels. Further, prior university operations at 1740 Mass already demonstrated that there are not objectionable noise conditions from its use.

2. Traffic and Parking

The proposed Amendment will not generate objectionable traffic and parking impacts because it will decrease the number of trips generated by JHU since there will be one fewer building, and the headcount numbers will not change from what has already been approved. The Applicant is consulting with DDOT regarding any potential supplemental traffic analysis, which will be submitted prior to a public hearing if required by DDOT.

3. Number of Students

The Amendment will not create objectionable conditions due to number of students. The permitted number of students will not change from what is already approved. While the Campus Plan will include one fewer building, 1740 Mass can easily accommodate the students. For many years, 1740 Mass operated without adverse impacts due to the number of students. Also, it is

worth noting that before the original Campus Plan approval in 1986, the student headcount at 1740 Mass was nearly the same as what was eventually approved in the modified Campus Plan in 1987.

C. Commercial Use Customarily Incidental to University Use in an R, RF, or RA Zone Must Satisfy Additional Requirements, per Subtitle X § 101.3

This element is inapplicable because commercial use is not being proposed, and the building subject to the Campus Plan is in the MU-1/DC Zone District.

D. Process Shall Not be Used to Create General Commercial Activities or Developments Unrelated to Educational Mission or Inconsistent with Comprehensive Plan, pursuant to Subtitle X § 101.4

This element is satisfied because the proposed relief will not generate commercial activity, and, for the reasons set forth elsewhere in this Application, it is directly related to JHU's educational mission and consistent with the Comprehensive Plan.

E. Compliance with the Maximum Bulk Requirement, per Subtitle X §§ 101.5-101.7

The FAR for the campus will be 2.7, which is the FAR for 1740 Mass as stated in BZA Order 14614.

F. Submission of a Plan for Developing the Campus as a Whole, pursuant to Subtitle X § 101.8

The Applicant does not have any plans for further developing the campus. With the Amendment, the Applicant does not propose any changes to 1740 Mass. The 1740 Mass building will remain as-is with respect to building height, density, and massing. The building is approximately 58,734 square feet within 8 above-grade floors and 1 below-grade floor, all situated on an approximately ½ acre site. Typical floor areas are +/- 6,800 square feet. The building contains a variety of faculty offices, academic classrooms, cafeteria/dining areas, and a 200-person capacity auditorium.

G. Further Processing Shall be Processed as a Special Exception, per Subtitle X § 101.9

The Application does not request further processing; therefore, this standard is inapplicable.

H. Interim and Off-Campus Land Use, pursuant to Subtitle X § 101.10

The Amendment does not propose the interim use of land for university use, and it does not propose the relocation of a major development site to an off-campus location.

I. Compliance with the Policies of the District Elements of the Comprehensive Plan, per Subtitle X § 101.11

An evaluation of the Application's compliance with the Comprehensive Plan, in accordance with the Commission's Racial Equity Tool, is attached as Exhibit J.

J. The Proposed Buildings are within the Floor Area Limit for the Campus as a Whole, pursuant to Subtitle X § 101.12

The Zoning Regulations do not set a FAR limit for the zone in which the amended Campus Plan will be located (MU-1/DC). Further, the Applicant does not propose any changes to the density of the 1740 Mass building.

K. Referral to the District of Columbia Office of Planning, District Department of Transportation, and the Department of Energy and Environment, per Subtitle X § 101.13

This Application will be referred by the Office of Zoning to all three agencies for their review and report.

L. The Application is in Harmony with the General Purpose and Intent of the Zoning Regulations and Zoning Map, pursuant to Subtitle X §§ 101.14 and 901.2(a)

As demonstrated by the Application's compliance with the above standards, the Application is in harmony with the general purpose and intent of the Zoning Regulations and Zoning Map.

M. Additional Requirements Pertaining to Further Processing, per Subtitle X §§ 101.15 and 101.16

This Application does not request further processing; therefore, these standards do not apply.

N. The Application will not Tend to Adversely Affect the use of Neighboring Properties, pursuant to Subtitle X § 901.2(b)

As demonstrated above, the Application will not adversely affect the use of neighboring properties because it requests the *removal* of a building from the Campus Plan. Furthermore, the Amendment does not propose any changes to what already has been approved. The Amendment will allow for continued use of 1740 Mass as a college/university with the same headcounts that are already allowed for the Campus Plan. The previous operations at 1740 Mass demonstrated that its use as such does not generate adverse impacts to neighboring properties.

V. Exhibits

The following exhibits are submitted in support of the Application.

<u>Exhibit A</u>	Application Signature Form
<u>Exhibit B</u>	Authorization Letter
<u>Exhibit C</u>	Building Plat
<u>Exhibit D</u>	Certificate of Notice and Copy of Notice of Intent
<u>Exhibit E</u>	Property Owner List
<u>Exhibit F</u>	1986 Campus Plan Order (BZA Order No. 14387)
<u>Exhibit G</u>	1987 Campus Plan Modification Order (BZA Order No. 14614)

Exhibit H Updated Campus Plan Site Plan and Photographs of Property

Exhibit I Headcount Table

Exhibit J Comprehensive Plan and Racial Equity Impact Evaluation

VI. Conclusion

For the reasons set forth above, the Application meets the requirements for approval of a modification of a campus plan.