

BEFORE THE DISTRICT OF COLUMBIA ZONING COMMISSION

Application of The Howard University

ANC 1E

APPLICATION FOR AMENDMENT TO AN APPROVED CAMPUS PLAN AND FURTHER PROCESSING OF A CAMPUS PLAN FOR APPROVAL OF TEMPORARY MODULAR CLASSROOMS ON THE UNIVERSITY'S BANNEKER LOT

I. STATEMENT OF EXISTING AND INTENDED USE AND RELIEF SOUGHT

This is an application of The Howard University of (“University”) for an amendment to the University’s 2020-2030 Central Campus Plan (ZC Order No. 20-08 , Exhibit A) (“Campus Plan”) and for further processing to permit the temporary use of prefabricated modular classroom, lab and office units on the University’s Banneker parking lot at 2345-2525 Sherman Ave. N.W. (0951, 0950, 1037, 0952, and 0953) (“Property”). The proposed modular units are needed as swing space to accommodate students and faculty who have to vacate previous accommodations.

II. THE 2020-2030 CENTRAL CAMPUS PLAN AND PROPOSED AMENDMENT

The Campus Plan contemplated that the Property would be developed with apartment style student housing and that long term use will remain unchanged (See Exhibit B Campus Plan Map and Plans for Property). The amendment to the Campus Plan is to permit a temporary, interim use on the Property of prefab modular units to house, classrooms, labs and University offices.

III. PROPERTY AND PROJECT DESCRIPTION

The Property is located in the Pleasant Plains neighborhood of D.C., with Columbia Heights to the west. The site is bordered by community facilities, including Banneker Park and School to the east and DC Fire Station 4 to the north. To the west, it is adjacent to Garfield Terrace Senior Housing and Meyer Elementary School.

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The Property is an unstriped asphalt lot divided into north and south lots (“Banneker North” and “Banneker South”) that are separated by a small, low rise rectangular building that is used as sculpture studio by the University’s Fine Arts Department. Three modular units are currently located on the Banneker North. They were installed there with an approval of the Zoning Administrator due to an emergency created by the massive failure of the University’s steam plant that damaged nearby academic buildings rendering them inhabitable. The units house classroom space and University offices.

The University is proposing to locate one new modular unit on Banneker South. This modular unit is needed to house instructional labs and research-related functions currently provided in the University’s Physics building, Thirkield Hall, during a substantial renovation of that building.

The installation of the new modular unit on Banneker South will reduce the existing parking on the lot by approximately 50 spaces. The parking will be fenced off and appropriate lighting will be installed. Some of the parking to be removed had been used by the nearby 9:30 Club in the evenings per an agreement with the University. These spaces will be provided elsewhere on the campus for the 9:30 Club’s continued use. Primary entry will be from the 9th street side mimicking the north trailers with an alternate gate access from Sherman Ave.

A portion of the existing asphalt on Banneker South will be removed and landscaped to address GAR requirements but full compliance, as assessed against the entire Property, cannot be met due to the fact that there is no space for any landscaping on Banneker North where the existing trailers cover the majority of the lot. Stormwater management is addressed on Banneker South with the installation of a bioretention facility on that site.

Per Subtitle G, Section 601.6, GAR standards are flexible for University uses and are also likely inapplicable to the modular units so additional special exception approval for a reduction in the GAR requirements is not needed. However, if the Commission requires special exception relief, it can

be approved as part of the further processing case. The GAR regulation applicable to universities provides:

[I]n addition to meeting the applicable burden for obtaining further processing approval under a campus plan to construct or add to a building, the college or university applicant shall demonstrate the extent to which the building or addition meets the GAR standards. Further processing approval shall include the determination by the Zoning Commission that the proposed building is compliant with the intent of the GAR regulations (emphasis added).

Further, it's not clear whether GAR standards would even apply to the modular units due to their temporary nature. Subtitle G, Section, 601.3 provides:

“the GAR standards set forth in this chapter shall apply to all new buildings and to all existing buildings where any additions, interior renovations, or both within any twelve (12) month period exceed one hundred percent (100%) of the assessed value of the building as set forth in the records of the Office of Tax and Revenue as of the date of the building permit application...” (emphasis added).

And Subtitle B, Section 100.2 of the Zoning Regulations define “Building” as a structure requiring permanent placement on the ground that has one (1) or more floors and a roof supported by columns or walls.

IV. PROPERTY ZONING

Located in an RA-2 zoning district, the Property allows a maximum Floor Area Ratio (FAR) of 1.8 (which is the same overall FAR for campus plans) and a maximum height of 50 feet. The proposed 16,266 GSF modular STEM building on Banneker South will increase the FAR to 0.23, remaining well within the allowable by-right limit.

The existing modular units on Banneker North, which currently support academic and support functions for Nursing, span four adjacent lots (0950, 1037, 0952, and 0953) and cover 1.75 acres (76,326 GSF) within the RA-2 zoning district. Banneker North features a combination of modular and permanent structures, including 20,320 GSF of modular units, the 25,250 GSF Harrison Building, and the 10,100 GSF Fine Arts Sculpture Studio. Combined, these structures total 55,670 GSF, resulting in

a FAR of 0.72, also well within the limits allowed under existing zoning regulations.

In total, the units on both Banneker North and South, comprising 71,936 will have a de minimums FAR increase over the entire campus.

V. COMPREHENSIVE PLAN/RACIAL EQUITY ANALYSIS COMPLIANCE

Background and Comprehensive Plan

The Property is owned by Howard University, a private, historically Black research institution that has had roots in the community since its founding in 1867. The University has a strong sense of corporate citizenship, collaborating with corporations on research projects, internship programs, and other activities that benefit both the university and the corporate partner (LU-3.3.2). Additionally, the University engages in community outreach and service projects, using its resources and expertise to address social and environmental issues. The latter engagement supports ongoing efforts to mitigate traffic and parking impacts by promoting alternate modes of travel (LU-3.3.1).

The modular units provide swing space that allows for the renovation and repair of existing University buildings. This activity aligns with the Comprehensive policy which encourages rehabilitation over demolition:

Policy LU-2.1.4 aims to ensure that buildings are adaptively reused rather than demolished, particularly those buildings that are architecturally or historically significant. Adaptive reuse of buildings is a sustainable and sometimes economically viable approach that can preserve architectural heritage and cultural significance, save materials, reduce waste, minimize the carbon footprint associated with demolition and new construction, can be more cost-effective than constructing a new building, and may result in a repurposed building with charm and character than new construction may lack.

The proposed interim use aligns with the broader goals of the Comprehensive Plan while addressing Howard's immediate academic space needs for swing space:

- Provide the ability to expand programs in STEM education by reprogramming existing research space into new instructional and collaborative learning spaces.
- Address life safety deficiencies and deferred maintenance in well-used, historic structures.

Part Two of the Racial Equity Tool also requires the Petitioner to consider the affected community and address various questions as they pertain to the proposed zoning action, to the extent possible. The Petitioner's responses are provided below.

Howard University is generally part of the Shaw neighborhood. Shaw and Howard University both have rich histories related to African American culture and civil rights. Shaw was a hub of African American culture during the early 20th century, and Howard University played a pivotal role in the civil rights movement. This shared history contributes to a strong sense of heritage in the area.

The presence of Howard University has a significant impact on the demographics of the Shaw neighborhood. The neighborhood sees an influx of students and faculty, contributing to a youthful and diverse population. Additionally, residents of Shaw often have access to Howard University facilities and amenities, including libraries, sports facilities, and healthcare services, which can enrich their quality of life.

Past and Present Racial Discrimination / Harm to Community

Are there negative conditions in the community that are the result of past or present discrimination?

Howard University, being a historically black university (“HBCU”) located in the District, has a complex history intertwined with the broader issues of racial discrimination and inequality in the United States. Some of the negative conditions that have been associated with HBCUs, generally, include:

- Funding disparities when compared to predominantly white institutions. See Achieving Financial Equity and Justice for HBCUs, The Century Foundation.
- Disparities in resources, facilities, and faculty salaries. See The Educational Effectiveness of Historically Black Colleges and Universities, U.S. Department of Education.

- Legacy of Segregation: Many HBCUs, including Howard, were founded during the era of segregation when black students were denied access to predominantly white institutions. See The Facts on HBCUs: See Top 10 Facts about Historically Black Colleges and Universities, The Century Foundation.

Howard has continued to work to address these historical challenges, and has played a pivotal role in advancing opportunities for Black or African American students and promoting social justice.

Are there current efforts or ongoing efforts in the community that are addressing past discrimination described above?

There are ongoing efforts at Howard to address past discrimination and promote equity and inclusion.

Center for race and culture: Howard has historically played a significant role in advocating for civil rights and social justice. The university continues to house research centers and institutes dedicated to studying and addressing issues related to race, culture, and social justice. See Howard University Social Justice Consortium, Howard University.

Curriculum and Education: Howard University has integrated discussions on race, discrimination, and social justice into its curriculum across various disciplines. This includes courses, lectures, and workshops that engage students in critical conversations about the history and impact of discrimination. Id.

Student organizations: Student-led organizations on campus, such as the NAACP chapter and various multicultural and diversity-focused clubs, often work on initiatives related to addressing discrimination, raising awareness, and advocating for change. See Student Organizations, Howard University.

Social Justice Initiatives: Howard has been involved in various social justice initiatives and movements, such as protests and activism, to address contemporary issues related to discrimination and inequality. See Civil Rights Tour: Protest - Howard University, DC Historic Sites.

Community outreach: Howard has a history of community engagement and outreach programs

that address issues like education inequality, healthcare disparities, and economic challenges faced by marginalized communities in the Washington, D.C. area. See Serve the Community, Howard University.

Policy advocacy: Howard's faculty and students have been involved in policy advocacy work at the local, state, and national levels to push for changes in policies and legislation that address systemic discrimination. See Racial Justice Groups Urge Lawmakers to Address Structural Racism in Coronavirus Relief, The Dig, Howard University.

Research and Scholarship: Faculty members at Howard University are engaged in research and scholarship related to racial discrimination, social justice, and equity. This research contributes to a better understanding of these issues and informs policy and practice. See Howard University Social Justice Consortium, Howard University.

VI. COMMUNITY ENGAGEMENT

On December 11, 2024, the Applicant mailed a notice of its intent to file an application to modify the approved Campus Plan and to file a further processing application for the Project. The notice was mailed to all property owners within 200 feet of the Property and to all relevant ANC-1E. Accordingly, the requirements of Subtitle Z, Section 302.6 has been met. The University made an initial presentation of the Project to ANC 1E's Zoning and Economic Development Committee at its November 13, 2024, public meeting. The University will meet with the full ANC as soon as the Office of Zoning issues a case number for this application.

In addition to formal presentations to the ANC, the University meets with interested members of the community at least once each semester to keep them up to date.

VII. COMPLIANCE WITH THE REQUIREMENTS OF SUBTITLE Z SECTION 302.10 AND SUBTITLE X SECTION 101 OF THE ZONING REGULATIONS

The Campus Plan, approved in Zoning Commission Order No. 20-08, includes the information

required by Subtitle Z, Section 302.10(c)-(l). This statement supplements the information provided in the Campus Plan and demonstrates compliance with Subtitle X, Section 101, which provides the standards for reviewing both campus plan and further processing applications.

A. Education use by a college or university shall be permitted as a special exception subject to review and approval by the Zoning Commission after its determination that the use meets the applicable standards and conditions of this chapter (Subtitle X, Section 101.1).

The University is an educational institution that provides educational services to its students.

The proposed modulars will house University classrooms, labs and administrative office space.

B. The use shall be so located so that it is not likely to become objectionable to neighboring property because of noise, traffic, number of students or other objectionable conditions (Subtitle X, Section 101.2)

The temporary units are proposed for a parking lot. No additional parking is associated with the units. Rather, the number of parking spaces on the lot is substantially reduced with the modulars as will the traffic in and out of the site. The modulars will be accessed by students and faculty by walking to the Property. The classroom and other uses inside the modulars will not cause any noise on the Property or to adjacent properties.

C. Any commercial use customarily incidental to a university use in an R, RF, or RA zone or as an adjunct use to a university building, shall be subject to the following conditions: (a) there shall be a demonstrated and necessary relationship between the use and the university functions; (b) the total floor area of all commercial uses, including basement or cellar space, shall occupy no more than ten percent of the gross floor area of the total campus plan floor area; and (c) the commercial use shall be located so that it will not become objectionable to non-university residential neighbors due to hours of operation, noise, parking, loading, lighting, trash or other operational characteristics that are not customarily associated with a residential use (Subtitle X, Section 101.3).

The application does not propose a commercial use.

D. The campus plan process shall not serve as a process to create general commercial activities or developments unrelated to the educational mission of the applicant or that would be inconsistent with the Comprehensive Plan (Subtitle X, Section 101.4).

The proposal would not create commercial activities.

E. The following development standards shall apply to the maximum total density of all buildings and structures on the campus in an R, RF, RA or RC-1 zone:

TABLE X § 101.5: MAXIMUM TOTAL DENSITY OF ALL BUILDINGS AND STRUCTURES

Zone	Maximum Height (Feet)	Maximum Floor Area Ratio
All R and RF zones	50	1.8
RA-1, RA-2, RA-6, RA-7, RA-8, RC-1	50	1.8
RA-3, RA-4, RA-5, RA-9, RA-10	90	3.5

(Subtitle X, Section 101.5)

The FAR for the R zoned portions of the Campus are well within the 1.8 FAR permitted. The modular units will total approximately 71,000 square feet of total gross floor area, which will have a minimal impact on the Campus's FAR. The density of these interim units is also substantially less than the 400,000 square feet of gross floor area approved for the apartment style housing approved in Case No. 20-08. Similarly, at one-story or approximately 17 feet tall, these units have a lesser height than the nearly 90-foot tall apartments approved in Case No. 20-08.

F. Because of permissive increases as applicable to normal bulk requirements in the low-density zones regulated by this title, it is the intent of this subsection to prevent unreasonable campus expansion into improved low-density zones (Subtitle X, Section 101.6)

The Applicant is not proposing any development off-campus; all proposed work is to be located on the University's Main Campus. As such, there will be no expansion of the campus beyond its current borders.

G. In calculating floor area ratio (FAR), the land area shall not include public streets and alleys, but may include interior private streets and alleys within the campus boundaries (Subtitle X, Section 101.7)

The FAR of the campus, after with the modular units does not include all public roadways but does include the land area associated with private streets internal to the campus.

H. As a prerequisite to requesting a further processing for each college or university use, the applicant shall have submitted to the Zoning Commission for its approval a plan for developing the campus as a whole, showing the location, height, and bulk, where appropriate, of all present and proposed improvements including, but not limited to, the following: (a) buildings and parking and loading facilities; (b) screening, signs, streets and public utility facilities; (c) athletic and other recreational facilities; and (d) a description of all activities conducted on the campus, and of the capacity of all present and proposed campus development. (Subtitle X, Section 101.8)

The Zoning Commission approved a 10-year Campus Plan in 20-08.

I. The further processing of specific buildings, structures, and uses within an approved campus plan shall be processed as a special exception unless the campus plan approval was included in an order granting a first-stage planned unit development (PUD) for the campus, in which case the further processing shall be in the form of second-stage planned unit development applications filed consistent with the conditions of the approved campus plan/PUD (Subtitle X, Section 101.9).

The application is filed as a special exception for a further processing to the original Campus Plan, as well as an amendment to the Campus Plan.

J. Within a reasonable distance of the college or university campus, and subject to compliance with Subtitle X Section 101.2, the Zoning Commission may also permit the interim use of land or improved property with any use that the Zoning Commission may determine is a proper college or university function. The land need not be included in the campus plan. When a major new building that has been proposed in a campus plan is instead moved off-campus, the previously designated site shall not be designated for, or devoted to, a different major new building unless the Zoning Commission has approved an amendment to the campus plan applicable to the site; provided, that for this purpose a major new building is defined as one specifically identified in the campus plan. (Subtitle X, Section 101.10)

The modular units are on the Campus.

K. In reviewing and deciding a campus plan application or new building construction pursuant to a campus plan, the Zoning Commission shall consider, to the extent they are relevant, the policies of the District Elements of the Comprehensive Plan. (Subtitle X, Section 101.11)

The proposed units are not inconsistent with the District Elements of the Comprehensive Plan, which were detailed during the Campus Plan process, during which the Commission found that the overall campus plan was not inconsistent with the policies of the Comprehensive Plan. The proposed use is only temporary in nature and does not impact consistency.

L. As an integral part of the application requesting approval of new building construction pursuant to a campus plan, the college or university shall certify and document that the

proposed building or amendment is within the FAR limit for the campus as a whole, based upon the computation included in the most recently approved campus plan and the FARs of any other buildings constructed or demolished since the campus plan was approved. (Subtitle X, Section 101.12)

The modular units will consist of approximately 70,000 square feet of gross floor area and are temporary in nature and too small to impact the FAR for the campus as a whole.

VIII. SATISFACTION OF CONDITIONS OF CAMPUS PLAN

This section of the Statement addresses the Applicant's satisfaction of the relevant conditions of the 2020 Campus Plan.

1. The 2020 Central Campus Plan is approved for the period of 10 years.
 - The University will comply.
2. The maximum student enrollment shall be accepted at the proposed 15,000 students which includes any student taking at least one class or course.
 - The University is in compliance.
3. A campus plan amendment and/or further processing application should be submitted if the current site of the Howard University Hospital is proposed for reuse.
 - The University plans to submit a Campus Plan amendment regarding the hospital in the next 30 days.
4. The University shall maintain its commitment to continue the Community Advisory
 - Council ("CAC") and meetings at least once in each quarter of the year.
 - The University is in compliance.
5. The University shall maintain its goal of developing a total of 50-100 affordable housing units (above the IZ requirements) at 30%-60% AMI within the properties extracted from the 2011 Campus Plan pursuant to Z.C. Order No. 11-15F, the 2020 Central Campus Plan Boundaries and/or other Howard University properties as conditioned in ZC Order 11-15F.
 - The University is using best efforts to comply.
6. The University shall implement the TDM and sustainability measures set forth in 20-08.
 - The University is using best efforts to comply with all.

IX. CONCLUSION

The proposed amendment to the Campus Plan and further processing application satisfies all relevant special exception criteria. The University looks forward to presenting this case to the Zoning Commission at the earliest possible date.

SAUL EWING LLP



Cynthia Giordano

EXHIBIT A

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Zoning Commission



ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
ZONING COMMISSION ORDER NO. 20-08
ZONING COMMISSION CASE NO. 20-08
Z.C. Case No. 20-08
Howard University
(2020-2030 Central Campus Plan)
April 29, 2021

Pursuant to notice, at its April 29, 2021 public meeting, the Zoning Commission for the District of Columbia (the “Commission”) considered the application (the “Application”) of Howard University (the “Applicant” or “University”) for approval of its 2020-2030 Central Campus Plan (“2020 Central Campus Plan” or “Plan”) pursuant to Subtitle X, Chapter 1 of Title 11 of the District of Columbia Municipal Regulations. The Commission reviewed the Application pursuant to the Commission’s Rules of Practice and Procedures, which are codified in Subtitle Z of Title 11 of the District of Columbia Municipal Regulations (Zoning Regulations of 2016,) (“Zoning Regulations”) to which all references are made unless otherwise specified. The public hearing was conducted in accordance with the provisions of Subtitle Z, Chapter 4. The Commission APPROVES the Application, subject to the conditions below.

HEARING DATE: April 5, 2021

DECISION DATE: April 29, 2021

FINDINGS OF FACT

Notice

1. On January 31, 2020, the University mailed a Notice of Intent to Advisory Neighborhood Commission (“ANC”) 1B, and the owners of all property within 200 feet of the perimeter of the subject property as required by Subtitle Z § 302.6. (Exhibit [“Ex.”] 2C1.) In accordance with Subtitle Z § 302.8, representatives of the University presented the 2020 Central Campus Plan to the ANC after mailing notice and prior to filing of the Plan

2. On November 17, 2020, the Office of Zoning (“OZ”) sent notice of the January 25, 2021 virtual public hearing to:
 - The Applicant;
 - The affected ANC 1B;
 - The affected ANC Single Member Districts (“SMD”) 1B01, 1B02, 1B03, 1B06, 1B09, 1B10, and 1B11;
 - The Office of ANCs;
 - The Office of Planning (“OP”);
 - The District Department of Transportation (“DDOT”);

- The Department of Consumer and Regulatory Affairs (“DCRA”);
- The Office of the Attorney General (“OAG”);
- The Ward 1 Councilmember and the At-Large Councilmembers; and
- Property owners within 200 feet of the 2020 Campus Plan properties. (Ex. 7, 8, 8A.)

3. The Commission postponed the hearing from January 25, 2021 to April 5, 2021, at the request of ANC 1B and the Applicant, to allow more time for ANC 1B and the community to review the Plan. (Ex. 20, 21.)
4. Pursuant to Subtitle Z § 402.1, OZ also published notice of the January 25, 2021, virtual public hearing in the *D.C. Register* on November 6, 2020 (67 DCR 013110, *et seq.*) as well as through the calendar on OZ’s website. (Ex. 6.) OZ published notice of the April 5, 2021, rescheduled virtual public hearing in the *D.C. Register* on January 22, 2021 (68 DCR 001264, *et seq.*) as well as through the calendar on OZ’s website.
5. On December 10, 2020, the Applicant requested a waiver of full compliance with the posting requirements set forth in Subtitle Z § 402.4 with respect to the posting of all of the interior buildings on the campus due to the fact that the campus was closed as a result of the COVID pandemic. The Commission approved the waiver. Pursuant to Subtitle Z § 402.3, the Applicant posted notice of the hearing on the Property on December 11, 2020, and maintained such notice in accordance with the Zoning Regulations. (Ex. 11-13A13, 30-30A17, 43.)

Parties

6. The following were automatically parties to this proceeding pursuant to Subtitle Z § 403.5:
 - The Applicant;
 - Advisory Neighborhood Commission (“ANC”) 1B in which boundary the subject property is located and so an “affected ANC” per Subtitle Z § 101.8.
 - The Commission received no requests for party status.

The Application

7. On April 1, 2020, the University filed an application for approval of the 2020 Central Campus Plan. (Ex. 1-4.)
8. The property that is the subject of the 2020 Central Campus Plan consists of property located in Square 330, Lot 800; Square 2872, Lots 266, 267, 268, 269, 270, 271, 275, 803, 820, 823, and 824; Square 2873, Lots 1109 and 1110; Square 2882, Lots 950, 951, 952, 953, and 1037; Square 2885, Lot 889; Square 3055, Lots 15 and 821; Square 3057, Lot 92; Square 3058, Lots 834 and 835; Square 3060, Lots 41, 830, and 839; Square 3063, Lot 801; Square 3064, Lots 44, 45, 826, and 837; Square 3065, Lots 33, 829, 830, 831, 833, and 834; Square 3068, Lots 809 and 810; Square 3069, Lots 65 and 66; Square 3072, Lots 52 and 818; Square 3074, Lot 11; Square 3075, Lot 807; Square 3080, Lot 73; and Square 3094, Lot 800 (collectively, “The Property”).
9. The Property is currently subject to the 2011 Campus Plan (“2011 Campus Plan”), which was approved by the Commission in Z.C. Order No. 11-15, as amended.

10. The Applicant asserted that the 2020 Central Campus Plan satisfied the filing requirements of Subtitle X, Chapter 1 and Subtitle Z, Chapter 3. (Ex. 2 -3A9.) The approach to the 2020 Central Campus Plan is to align the University's existing and future (10-year) programmatic needs with its built environment in support of Howard's Mission, Vision, and Strategic Plan. The process includes three phases: Discovery, Synthesis, and Documentation. The central campus planning principles include supporting the academic mission; improving campus quality of life; advancing smart and sustainable urban design; improving the public realm; enhancing walkability and connectivity; fostering community engagement; and promoting sensible sustainability. The planning process identified eight capital projects as critical for Howard to achieve its interdisciplinary academic and research priorities, and student life goals over the next decade. The focus of the projects ranges from student support and services to interdisciplinary academic space to a new Howard University Hospital and medical office building. (*Id.*)
11. The University filed a supplemental statement including a list of the representatives to provide testimony at the public hearing, expert witnesses and resumes, and another copy of the Plan. (Ex. 14-15A9.) The University also submitted a revised copy of the Plan to correct typographical errors and FAR calculations, to address community input regarding green space and improved ambulance access to the proposed new hospital, and to agree to establish a subcommittee of its Community Advisory Council ("CAC") to review and monitor the University's progress towards meeting its affordable housing commitments. (Ex. 32-32B8.) In addition, the University provided a statement of compliance with the process and requirements set forth in Chapter 1 of Subtitle X and Chapter 3 of Subtitle Z of the Zoning Regulations. (*Id.*)
12. On December 28, 2020, as a part of its pre-hearing submission, the University filed a Comprehensive Transportation Review ("CTR") for the 2020 Central Campus Plan in the record of the case. The CTR was previously submitted to the District Department of Transportation ("DDOT") for review on December 11, 2020. (Ex. 17A1-17A18.)

Public Hearing

13. On April 5, 2021, the Commission held a public hearing in accordance with Subtitle Z Chapter 4. At the beginning of the public hearing, the Commission granted waivers to accept late filings to the case record, including a corrected list of lots and squares within the campus boundary, corrected FAR calculations in the University's PowerPoint presentation, and the affidavit of maintenance. (Ex. 1C, 42, and 43.) (April 5, 2021 hearing transcript ["Tr."] at pp. 7-8.) The Commission also noted the corrected lots and squares during the hearing. (*Id.*)
14. At the public hearing, representatives of the University provided testimony and evidence in support the 2020 Central Campus Plan. The University's testimony touched on academics, campus life, student enrollment, historic preservation, parking and transportation, internal campus connectivity, and the proposed development projects over the course of the Plan. (April 5, 2021 Tr. at pp. 12-40.)

15. The Commission questioned the University regarding parking and transportation generally, and regarding potential access alternatives at two of the proposed development projects. (April 5, 2021 Tr. at pp. 67, 77.) The Commission asked that the Applicant rethink the plan to use the space between the library and the new hospital for access so the existing green space could be maintained. (*Id.*) The Commission also asked for current information on the University's affordable housing goal.¹ (April 5, 2021 Tr. at pp. 88-91.)
16. At the public hearing, no persons or organizations appeared in support of the Application. One individual, Evanna Powell, appeared in opposition to the Application, citing the lack of an academic plan as part of the Campus Plan. (April 5, 2021 Tr. at pp. 110-112). The University responded to Ms. Powell's testimony stating that there is an academic plan though it is separate from this Plan; and more details about the academic plan can be accessed on the University's website under the Howard Forward Strategic Plan information. (April 5, 2021 Tr. at pp. 118-119.)

Responses to the Application

17. The Office of Planning ("OP") submitted a report (the "OP Hearing Report") in which they recommended approval subject to the following conditions: (Ex. 35.)
 - (a) The maximum student enrollment shall be accepted at the proposed 15,000 students which includes any student taking at least one class or course;
 - (b) The 2020 Central Campus Plan shall be valid for a period of 10 years;
 - (c) A campus plan amendment and/or further processing application should be submitted if the current site of the Howard University Hospital is proposed for reuse; and
 - (d) Retain the Community Advisory Committee(CAC).
18. OP's hearing testimony noted that the Plan emphasizes education, urban form, environmental protection, multi-modal transportation opportunities, and historic preservation and has been designed to minimize impacts of noise, students, and traffic. OP also stated that the Plan is not inconsistent with the Comprehensive Plan City-wide and Mid-City Area Elements and specific recommendations for Howard University. (April 5, 2021 Tr. at pp. 103-105.)
19. The District Department of Transportation ("DDOT") submitted a report and testified in support of the 2020 Central Campus Plan. DDOT's report also recommended a number of conditions regarding Transportation Demand Management ("TDM") and infrastructure. based on the proposed conditions of approval included in the Campus Plan. (Ex. 36.) DDOT's report also recommended potential additional mitigation measures. The

¹ The University responded to the question on the affordable housing goal indicating that the current information was in its submission at Ex. 32A in the case record. However, the University did file, in a post-hearing supplemental statement at Ex. 45, a resubmission of the information provided at Ex. 32A.

University agreed to a number of these additional measures which were included in its draft order at Ex. 47 in the case record². (Ex. 36).

20. In response to the Commission's questioning on potential access alternatives at two of the proposed development projects, DDOT acknowledged the possibility of utilizing grade for access but stated its preference for exploring other ways to use existing access. (April 5, 2021 Tr. at pp. 105-108.)
21. The District Department of Energy and Environment ("DOEE") submitted an email to the case record dated March 30, 2021, stating that it had no formal comments regarding the Plan. (Ex. 37.)
22. ANC 1B submitted a report (the "ANC Report") stating that at its regularly scheduled duly noticed public meeting on March 4, 2021, the ANC voted 9-0-0 to support the 2020 Central Campus Plan subject to the following conditions addressing issues raised by the Pleasant Plains and LeDroit Park Civic Associations: (Ex. 31-31A.)
 - (a) The University shall maintain its commitment to continue the Community Advisory Council ("CAC") and meetings at least once in each quarter of the year;
 - (b) The University shall maintain its goal of developing a total of 50-100 affordable housing units (above the IZ requirements) at 30%-60% AMI within the extracted properties, the 2020 Central Campus Plan Boundaries and/or other Howard University properties as conditioned in Z.C. Order No. 11-15F;
 - (c) The University shall form a subcommittee within the CAC to monitor and review the progress of the goal of meeting the University's affordable housing commitment and mitigating the negative effects of the changing demographics in the surrounding neighborhood related to the University's activities;
 - (d) Green space displaced by the new Hospital will be replaced with enhancements to green space east of the Stokes Library, during Phase 1 (first 5 years). Should the latter site be developed, the aforementioned green space shall be replaced elsewhere in proximity to LeDroit Park; and
 - (e) The University will reconfigure the ambulance access to the proposed new hospital to ensure that such access is direct from Georgia Avenue, N.W. This presupposes the reconfiguration of Bryant Street, N.W. and W Street, N.W. from the current one-way to the proposed two-way orientations.
23. The Commission received three letters in support of the Application. LeDroit Park Civic Association and Pleasant Plains Civic Association submitted letters of support reiterating the concerns and conditions noted by ANC 1B in its report. (Ex. 25, 27.) Shaw Main Streets also submitted a letter in support of the Application but noted concerns about the proposed

² The Transportation Demand Management (TDM) Plan, the Performance Monitoring Plan (PMP), and Infrastructure Improvements were also included in a Gorove Slade Transportation Memo to DDOT, filed post-hearing at Ex. 49A.

reduction in campus parking and the proposed demolition of several notable buildings that have significant historic importance. (Ex. 39.)

24. The Commission received one letter in opposition to the Application from Evanna Powell, a Howard University alumna, who opposed the Plan because of its failure to include an academic plan for the 2020-2030 time period. Ms. Powell also stated her opposition to the Plan's proposal to raze the Cathy Hughes School of Communications and to squeeze its current occupants into a smaller building. (Ex. 38.) As noted in FOF 15, Ms. Powell also testified in opposition at the public hearing.

CONCLUSIONS OF LAW

1. The Commission finds that the Application meets the applicable campus plan requirements of the Zoning Regulations, based on the Applicant's Statement in Support and the additional supplemental documents the Applicant submitted to the case record. The Commission concludes that the information provided in the case record and during testimony at the public hearing is sufficient for the Commission to find that the objectionable impacts associated with the 2020 Central Campus Plan are capable of being mitigated. Therefore, the Commission concludes that the Applicant has met the burden of proof for approval of the Plan.
2. Based on the Findings of Fact and the record before the Commission, the Commission concludes that the Applicant has satisfied all standards set forth in Subtitle X § 101; that the requested relief can be granted as being in harmony with the general purpose and intent of the Zoning Regulations and Zoning Map; that the requested relief will not tend to adversely affect the use of neighboring property; and that the 2020 Central Campus Plan will further applicable policies of Elements of the Comprehensive Plan.
3. Based on the Findings of Fact and the record before the Commission, the Commission concludes that the Applicant has satisfied the burden of proving that the Conditions of Approval adopted in this Order will address potential objectionable impacts to neighboring property because of noise, traffic, parking, number of students, or other objectionable conditions.

“GREAT WEIGHT” TO THE RECOMMENDATIONS OF OP

4. The Commission must give “great weight” to the recommendation of OP, pursuant to § 5 of the Office of Zoning Independence Act of 1990, effective September 20, 1990 (D.C. Law 8-163; D.C. Official Code § 6-623.04 (2018 Repl.)) and Subtitle Z § 405.8. (*Metropole Condo. Ass'n v. D.C. Bd. of Zoning Adjustment*, 141 A.3d 1079, 1086-87 (D.C. 2016).)
5. The Commission concurs with OP's recommendation to approve the Application subject to the conditions recommended by OP to mitigate potential adverse impacts as submitted in the OP Hearing Report. (Ex. 35.).

“GREAT WEIGHT” TO THE WRITTEN REPORT OF THE ANC

6. The Commission must give great weight to the issues and concerns raised in the written report of an affected ANC that was approved by the full ANC at a properly noticed public meeting pursuant to § 13(d) of the Advisory Neighborhood Commissions Act of 1975, effective March 26, 1976 (D.C. Law 1-21; D.C. Official Code § 1-309.10(d) (2012 Repl) and Subtitle Z § 406.2. To satisfy this great weight requirement, the Commission must articulate with particularity and precision the reasons why an affected ANC does or does not offer persuasive advice under the circumstances. (*Metropole Condo. Ass'n v. D.C. Bd. of Zoning Adjustment*, 141 A.3d 1079, 1087 (D.C. 2016).) The District of Columbia Court of Appeals has interpreted the phrase “issues and concerns” to “encompass only legally relevant issues and concerns.” (*Wheeler v. District of Columbia Board of Zoning Adjustment*, 395 A.2d 85, 91 n.10 (1978) (citation omitted).)
7. The Commission finds the ANC Report’s support for the Application persuasive including the ANC’s recommendations regarding the CAC, University affordable housing goals, green space replacement and ambulance access from Georgia Avenue for the proposed new hospital -- all of which are addressed in the conditions of approval set forth in this Order. (Ex. 31-31A.)

DECISION

In consideration of the case record and the Findings of Fact and Conclusions of Law herein, the Zoning Commission for the District of Columbia concludes that the Applicant has satisfied its burden of proof for the requested relief and therefore orders **APPROVAL** of the 2020-2030 Howard University Central Campus Plan, subject to the following guidelines, conditions and standards (where compliance is required prior to, on, or during a certain time, the timing of the obligation is noted in **bold and underlined** text):

Howard University 2020-2030 Central Campus Plan, Guidelines, Conditions and Standards:

- A. The 2020 Central Campus Plan is approved for the period of **10 years** from the effective date of this Order.
- B. The maximum student enrollment shall be accepted at the proposed 15,000 students which includes any student taking at least one class or course.
- C. A campus plan amendment and/or further processing application should be submitted if the current site of the Howard University Hospital is proposed for reuse.
- D. The University shall maintain its commitment to continue the Community Advisory Council (“CAC”) and meetings **at least once in each quarter** of the year.
- E. The University shall maintain its goal of developing a total of 50-100 affordable housing units (above the IZ requirements) at 30%-60% AMI within the properties extracted from the 2011 Campus Plan pursuant to Z.C. Order No. 11-15F, the 2020 Central Campus Plan Boundaries and/or other Howard University properties as conditioned in ZC Order 11-15F.

- 1) The University shall form a subcommittee within the CAC to monitor and review the progress of the goal of meeting the affordable housing commitment and mitigating the negative effects of the changing demographics in the surrounding neighborhood related to the University's activities;
- 2) Green space displaced by the new Hospital will be replaced with enhancements to green space east of the Stokes Library, during Phase 1 (first **5 years**). Should the latter site be developed, the aforementioned green space shall be replaced elsewhere in proximity to LeDroit Park; and
- 3) The University will reconfigure the ambulance access to the proposed new hospital to ensure that such access is direct from Georgia Avenue, N.W. This includes the reconfiguration of both Bryant and W Streets, N.W. to proposed two-way orientation.

F. The University shall comply with the following DDOT requirements:

- 1) Transportation Management Plan (“TDM”) Requirements:
 - (a) The University will continue to increase student and staff parking permit rates to help deter single-occupant driver parking and raise revenue for TDM programs;
 - (b) The University will unbundle non-University tenant parking by raising the monthly visitor parking permit rate to \$180;
 - (c) The University will continue to prohibit freshman residents from parking vehicles on campus, with exceptions for those students who need a car for medical purposes or are in the Reserve Officers’ Training Corps;
 - (d) The University will establish a maximum parking supply of 3,580 spaces (inclusive of the hospital);
 - (e) The University will establish a maximum non-hospital staff population of 4,506 staff members;
 - (f) The University will continue to invest in improving its shuttle services based on staff and student feedback, as well as in anticipation of new development projects that may alter traffic patterns and sources of demand for shuttle service. Further Processing for each building proposed in the Campus Plan will include a review of existing shuttle ridership patterns, whether the proposed building is expected to alter ridership patterns, and recommendations for improving shuttle service if applicable;
 - (g) The University will maintain existing bus routes and stops during any and all University construction events in order to avoid transit service disruptions for the University and surrounding communities. Further

Processing for parcels abutting WMATA bus routes or stops (Parcels A, E, F, and J) will include plans for maintaining bus service;

- (h) The University will coordinate with DDOT and WMATA to improve, pay for, and install bus shelter improvements across campus during Further Processing for any new building or if the TDM is found to be insufficient;
- (i) The University will continue promoting transit commuting benefits for faculty and staff via WMATA's SmartBenefits program. Currently the maximum pre-tax allowed amount is \$270/month for transit only, \$104/month for parking only, and \$374/month for transit and parking;
- (j) The University will provide space for and fund an additional two (2) 19-dock Capital Bikeshare stations on the central campus. One station is proposed to be located somewhere on the southern part of campus near the new Howard University Hospital as a potential location. If this location is chosen, the University will fund the station as part of Further Processing for whichever of the hospital-related parcels (Parcels D, E, G, or H) is developed first. The second location is proposed to be located on Parcel C, with a specific location to be finalized during Parcel C's Further Processing. If either station is located on private property, the University will enter into a Memorandum of Agreement with DDOT to ensure public access to the station and bicycles;
- (k) The University will post a downloadable copy of the final TDM Plan on its website and in other University media;
- (l) The University will continue designating a TDM Coordinator, who will implement, monitor, and market the TDM programs, provide personalized commuter counseling to help members of the University population understand their options, and act as a point of contact with DDOT, goDCgo, and DCRA;
- (m) The University's Transportation Coordinator will develop, distribute, and market various transportation alternatives and options to employees and students, including promoting transportation events (i.e., Bike to Work Day, National Walking Day, Car Free Day) on relevant websites and in any relevant internal newsletters, communications, or displays. These materials will contain sections oriented to different users, including faculty/staff, students, and visitors. Any students living on-campus will be provided with a packet of information upon or prior to moving-in. New faculty/staff hires will be provided with a similar packet of information. Further Processing for each building proposed in the Campus Plan will include a discussion of building-specific TDM marketing materials, if applicable;
- (n) The University will prominently display links to commuter support websites on appropriate University webpages, including links to

CommuterConnections.com, DDOT's Washington, DC Bicycle Map, Washington Walks, nearby bicycle vendors and service providers, goDCgo.com, and WMATA;

(o) The University will perform annual monitoring to understand student, faculty and staff mode choice in relation to TDM practices, parking pricing, and University transportation policies, and release annual monitoring reports containing this information. The purpose of this monitoring is to make data-driven decisions about which TDM measures, if any, need to be adjusted to meet the primary TDM goal of ensuring that academic parking demand per student does not rise above its current level. The monitoring reports will include the recommended survey question modifications outlined in the DDOT Report (Ex. 36). The monitoring will be used to inform future TDM and parking-related decisions to further incentivize non-auto modes and minimize impacts by the University on the surrounding community. The University will update the TDM plan as necessary if performance targets are not met. The monitoring reports will include the following:

- Mode split surveys of the campus population, broken down by students and employees;
- Current parking inventory and occupancy on a typical weekday;
- Number of permits sold per year;
- Parking availability on surrounding neighborhood streets;
- Number of registered carpools;
- Number of people enrolled in WMATA SmartBenefits; and
- Inventory and occupancy of bicycle racks.

(p) The University will prepare an annual TDM and Parking report to be submitted to DDOT. These reports will focus first and foremost on documenting progress toward the TDM Plan performance targets that the University has agreed to. Further Processing for each building proposed in the Campus Plan will reference these reports, identifying trends and progress towards TDM goals and allowing these to inform parking and other transportation-related elements of the proposed buildings. The performance targets that the University has agreed to are as follows:

- By the end of the 2020 Central Campus Plan (2030), the University sets a goal of ensuring that academic parking demand per student does not rise above its current level of 0.126 peak hour-occupied parking spaces per student. This will be the primary measure of success for the Campus Plan's five transportation strategies, as this metric is the result of a direct measurement, not of surveys which may be susceptible to error. If parking demand per student increases, it will be seen as an indicator that more discretionary TDM measures are needed. A decrease in parking demand per student is an aspirational goal of the Campus Plan.
- The University sets the following mode split goals for trips to campus by the end of the 2020 Central Campus Plan (2030), which are informed

by A) MoveDC's non-auto mode share goal for commute trips of 75%, B) the latest mode splits for both residents and employees in the campus's census Transportation Analysis Zone (TAZ), and C) the 2019 cumulative student/faculty/staff mode splits of 53% auto, 30% transit, 1% bike, and 16% walk for trips to campus. While the mode splits below are identified as aspirational goals, the primary measure of success for the TDM Plan is peak parking demand per student, as noted above. The drive alone mode split goals are percentages the University aspires to reduce down to, and all other mode split goals are percentages the University aspires to increase to or exceed. The mode split goals are as follows:

- i. For students:
 - Drive alone: $\leq 40\%$
 - Carpool: $\geq 2\%$
 - Transit: $\geq 50\%$
 - Bike: $\geq 15\%$
 - Walk: $\geq 30\%$
- ii. For faculty/staff:
 - Drive alone: $\leq 20\%$
 - Carpool: $\geq 2\%$
 - Transit: $\geq 40\%$
 - Bike: $\geq 5\%$
 - Walk: $\geq 20\%$

- (q) The University will develop formal "Alternative Work Schedule" guidelines, which will define opportunities for telecommuting as well as maintaining non-traditional weekly work schedules. The University's Transportation Coordinator will ensure that the TDM benefits of various policy options – reducing peak-hour travel and parking demand – are considered when developing and implementing these guidelines;
- (r) The University will significantly expand the quantity and quality of bicycle parking facilities on campus, both at existing building sites and at the new University development sites identified in the Campus Plan. A more detailed discussion of proposed bicycle parking quantities and locations will be included in Further Processing for proposed buildings;
- (s) The University will install an additional 20 bicycle parking spaces every year over the course of the Campus Plan and include a bicycle parking inventory with every annual TDM report. These spaces are intended to serve existing buildings that do not have sufficient bicycle parking and does not include parking spaces added as part of new buildings;
- (t) As part of Further Processing for Parcel B or C, whichever enters further processing first, the University will coordinate with DDOT to explore

removing on-street parking spaces along 6th Street between Fairmont Street and Bryant Street to make room for multimodal improvements such as bike lanes, curb extensions, or bike/scooter parking corrals;

- (u) The University will consider and implement the following additional measures as deemed necessary based on data about progress towards TDM goals:
 - Offer new carpool incentives and rideshare matching services to campus commuters through Commuter Connections, and/or other service providers;
 - Increase Campus Shuttle frequency during peak periods to every 10 minutes, if demand is present;
 - Expand Campus Shuttle to provide rides seven days a week and operate at least 30 minutes before/after Metro opens/closes, if demand is present;
 - Offer discounted Capital Bikeshare memberships to students;
 - Increase employee participation in pre-tax transit benefits;
 - Fund and install Transit Screens in additional student common areas;
 - Provide additional carshare spaces in easily accessible locations on campus;
 - Increase parking permit fees over the increases required pursuant to paragraph (b) of this condition, which requires raising the monthly visitor parking permit rate to \$180;
 - Impose limitations on the number of parking permits issued;
 - Target access restrictions to commuter parking; and
 - Introduce new or increase existing financial incentives for alternative mode options;
- (v) The University will ensure that there is no net increase in parking supply resulting from the capital projects proposed in the Campus Plan. That is, any increased supply from new parking facilities will be offset by closures and removals of existing parking facilities. Further processing for each proposed building in the Campus Plan will include an updated inventory of existing campus-wide parking supply and proposed parking facilities for the building;
- (w) The University will explore installing on-street bike paths and bike/scooter parking facilities as made possible by reduced vehicular activity and removed parking supply in the campus core. The University will coordinate with DDOT on any such public space changes;
- (x) The University will develop a bike parking map to direct bicyclists to existing and future bike parking facilities. Further processing for each proposed building in the Campus Plan will include a commitment to display an up-to-date bike parking map in a prominent location within or outside the building;

(y) The University will create a dedicated webpage to identify and promote its transportation benefits and resources. For the purposes of this plan, this will be referred to as the future Transportation Services webpage when describing related TDM actions. This page will be the home for all information on:

- Parking; Transit; Carpool and Vanpool; TDM and Commuter Benefits; TDM Survey results and reporting; Transportation and parking maps; Links to supportive programs; Links to alternative mode services and vendors; and Marketing materials;

(z) The University will explore the potential to utilize existing “Live Where You Work” programs to boost the proportion of faculty/staff and students living near campus. These programs provide low-interest mortgage loans or a cash payment to be applied at closing to those purchasing a home within a designated distance of where they work;

(aa) As the Campus Plan is implemented, and most parking is provided within structured, access-controlled facilities, the University will explore gradually phasing out annual parking permits in favor of monthly permits and daily parking (including pay-per-use permits);

(bb) The University will explore enrolling students in the WMATA U-Pass program;

(cc) The University will explore strategies for reserving preferentially-located parking spaces for registered rideshare vehicles. This will require developing distinct parking permits for carpool and vanpool parking, including defining qualification criteria, and designating spaces at specific parking facilities;

(dd) The University will explore implementing a bike repair and maintenance education program;

(ee) As capital projects identified in the Campus Plan are developed, the University will seek to include changing and showering facilities where feasible and where concentrations of faculty and staff are expected;

(ff) The University will implement physical improvements to the central campus’s pedestrian network to improve the appeal, safety, and effectiveness of pedestrian circulation;

(gg) The University will explore ways to promote and enhance micro-mobility services on campus, such as providing on-street bike and scooter parking corrals; and

(hh) During further processing for each of the proposed buildings in the Campus Plan, the University will consider additional building-specific TDM

measures including specific TDM strategies for patients/visitors at the new hospital.

2) Performance Monitoring Plan:

(a) The University will implement a Performance Monitoring Plan (PMP) comprised of transportation surveys and other data to understand student, faculty and staff mode choice in relation to TDM practices, parking pricing, and University transportation policies. The University will release annual monitoring reports to DDOT containing this information. The purpose of this monitoring is to make data-driven decisions about which TDM measures, if any, need to be adjusted to meet the primary TDM goal of ensuring that academic parking demand per student does not rise above its current level. If it is found that TDM goals are not being met, it is recommended the University consider items in the Discretionary Actions section of the TDM plan above, or propose new actions for review by DDOT. The annual monitoring reports will include the information set forth in the DDOT Report; and (Ex. 36.)

(b) The University will conduct surveys of University students and employees on typical weekdays when large, representative population samples can be found. The surveys shall include student and employee mode splits with the phrasing recommended in the DDOT Report. The University will use the data collected and conduct annual, manual auto and bicycle parking counts as recommended in the DDOT Report.

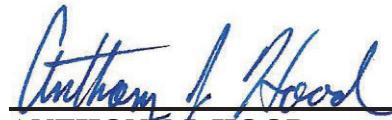
3) Infrastructure Improvements: As part of further processing case for each of the proposed buildings in the Campus Plan, the University will consider the infrastructure improvements recommended in the DDOT Report.

G. The University is required to comply fully with the provisions of the Human Rights Act of 1977, as amended, and this Order is conditioned upon full compliance with those provisions. In accordance with the D.C. Human Rights Act of 1977, as amended, D.C. Official Code section 2-1401.01, et seq. ("Act"), the District of Columbia does not discriminate on the basis of actual or perceived: race, color, religion, national origin, sex, age, marital status, personal appearance, sexual orientation, gender identity or expression, familial status, family responsibilities, matriculation, political affiliation, genetic information, disability, source of income or place of residence or business. Sexual harassment is a form of sex discrimination, which is also prohibited by the Act. In addition, harassment based on any of the above-protected categories is also prohibited by the Act. Discrimination in violation of the Act will not be tolerated. Violators will be subject to disciplinary action.

VOTE (April 29, 2021): 5-0-0

(Peter A. Shapiro, Anthony J. Hood, Peter G. May, Robert E. Miller, and Michael G. Turnbull, to **APPROVE**)

In accordance with the provisions of Subtitle Z § 604.9, this Order No. 20-08 shall become final and effective upon publication in the *D.C. Register*; that is on April 8, 2022.



ANTHONY J. HOOD
CHAIRMAN
ZONING COMMISSION



SARA A. BARDIN
DIRECTOR
OFFICE OF ZONING

EXHIBIT B

EXHIBIT – PLANNED USE

USE AS PROPOSED IN 2020 HOWARD UNIVERSITY CENTRAL CAMPUS PLAN

Designated as Site F1 and F2 in the Howard University Central Campus Plan, these five lots represent a two-phase development for apartment-style residence halls. Lot 0951 is the site of the first phase of housing, with a second phase planned for Lots 0950, 1037, 0952, and 0953.

The U-shaped building forms maximize units with east-facing views overlooking the park and Central Campus. The ground floor, facing Sherman Avenue, will include amenities and opportunities for appropriately scaled commercial or retail spaces, enhancing accessibility and ground level activity. The proposed F1 and F2 developments are 467,645 GSF in total which would increase the FAR on the site to 3.4. Additional details from the campus plan pertaining to the sites can be found below.

New Development (F1 and F2 Apartments): 467,645 GSF

Existing Development (Harrison Building): 25,250 GSF

Total Site Area (Five Lots): 144,820 GSF

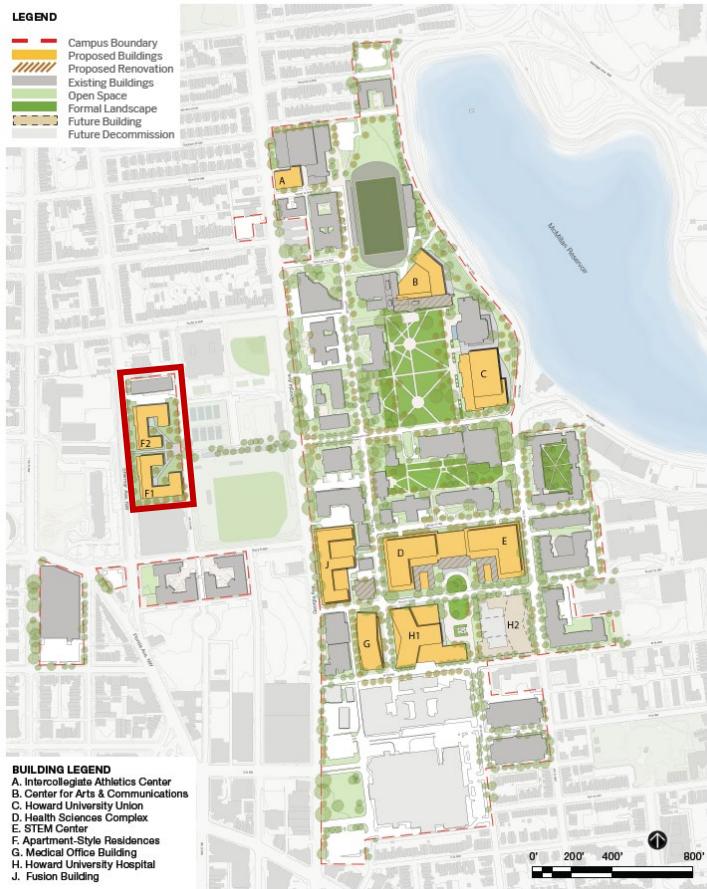


Figure 11: Proposed Campus Plan

Apartment-Style Residences (F1, F2)

The two apartment-style residence buildings would occupy the full block with the structures set to allowable setbacks. The concept for the two multi-story facilities is to create a contemporary living learning environment that blends into the surrounding urban fabric.

The C-shaped forms maximize the number of units that would have views over the adjacent park and to the central Howard campus. Direct access from the campus to the residences is through an existing east/west walkway within the Banneker Recreation complex that acts as an extension of Howard Place and terminates at a planned plaza fronting the entrance points of both facilities.

The site has an extant combined sewer line with a nascent restrictive easement to be established along the northeastern corner, which precluded development in that area. The first floor, fronting Sherman Avenue NW, would house amenities and appropriately scaled commercial/ retail opportunities.

Historic Preservation Considerations

The proposed Apartment-Style Residences development site is currently occupied by asphalt parking lots and a one-story utilitarian building located at 2467 Sherman Avenue NW. The existing building, constructed of concrete block, was built as

a manufacturing and office building in two phases: the western half of the building was constructed in c. 1958, and the eastern half of the building was constructed in 1959. Howard University acquired the property in 1992 and re-purposed the building as its Sculpture Studio. The building is not a designated historic resource and is not located within a historic district. The building does not appear to possess the historic or architectural significance or integrity necessary to be eligible for individual listing in the NRHP or the DC Inventory.

Neighborhood Context & Impacts

The two residence facilities would occupy a campus site that is bordered on three sides by public uses: Banneker Park and School to the east; a DC Fire Station to the north; with Garfield Terrace Senior Housing and the Meyer Elementary School to the west. Lastly, a mixed-use retail and residential building (Trellis House) stands to the south. The proposed residential buildings would be near the University's two existing upperclassman residence halls, Howard Plaza Towers East and West, to create an upperclassman housing district on the west side of the campus core. The new residences will visually enhance that section of Sherman Avenue and will help activate the area. Parking is proposed beneath the facilities to minimize on-street parking by occupants and visitors to the proposed ground-floor retail. The two projects should positively benefit the surrounding community.

F.2 Apartment-Style Residence Building (ASR)

Zoned RA-2

FAR 3.3

Height 90 (50' Max/90' Institutional Allowed)

Lot Occupancy 40% (60%)

Table 4.14: Apartments Site Zoning Requirements

F.2 Apartments-Style Residence Buildings (ASR) @ 90' Height

Floors 1-4	29,170 GSF (F-1) + 26,295 GSF (F-2) Total 55,465 GSF Floor/Combined
Total Floors 1-4	221,860 GSF (Combined)
Floor 5-9	25,902 GSF (F-1) + 23,255 GSF (F-2) Total 49,157 GSF Floor/Combined
Total Floor 5-9	245,785 GSF (Combined)
1	Level of Amenities (Offices/Retail /Fitness/Common/Storage/Support, etc.)
6	Levels of Residential Units
1	Level of Basement (Not Included in Total)
2	Level of Below-Grade Structured Parking
ASR TOTAL	467,645 GSF (GSF Does Not Include any below grade basement/parking)

Table 4.15: Apartment Building Data

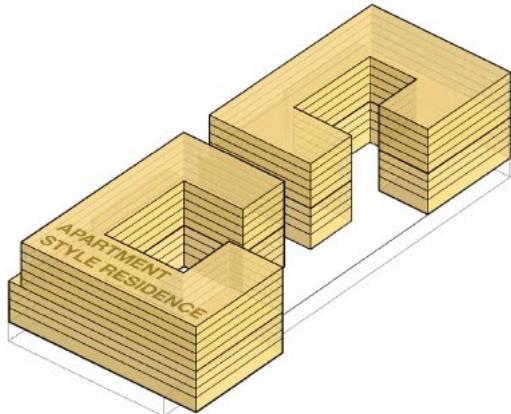


Figure 4.23: Apartment Style Residences: Massing Study

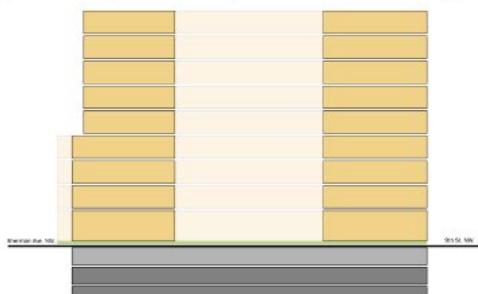


Figure 4.24: Apartment Style Residences: Programmatic Section

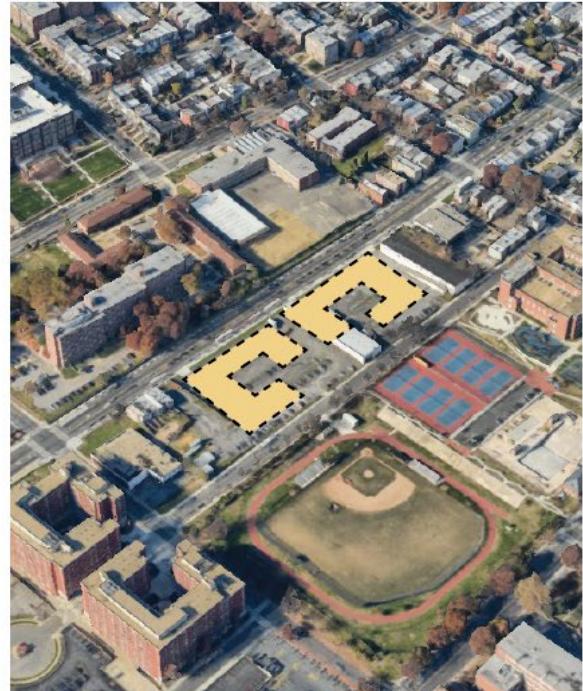


Figure 4.25: Apartment Style Residences in Context

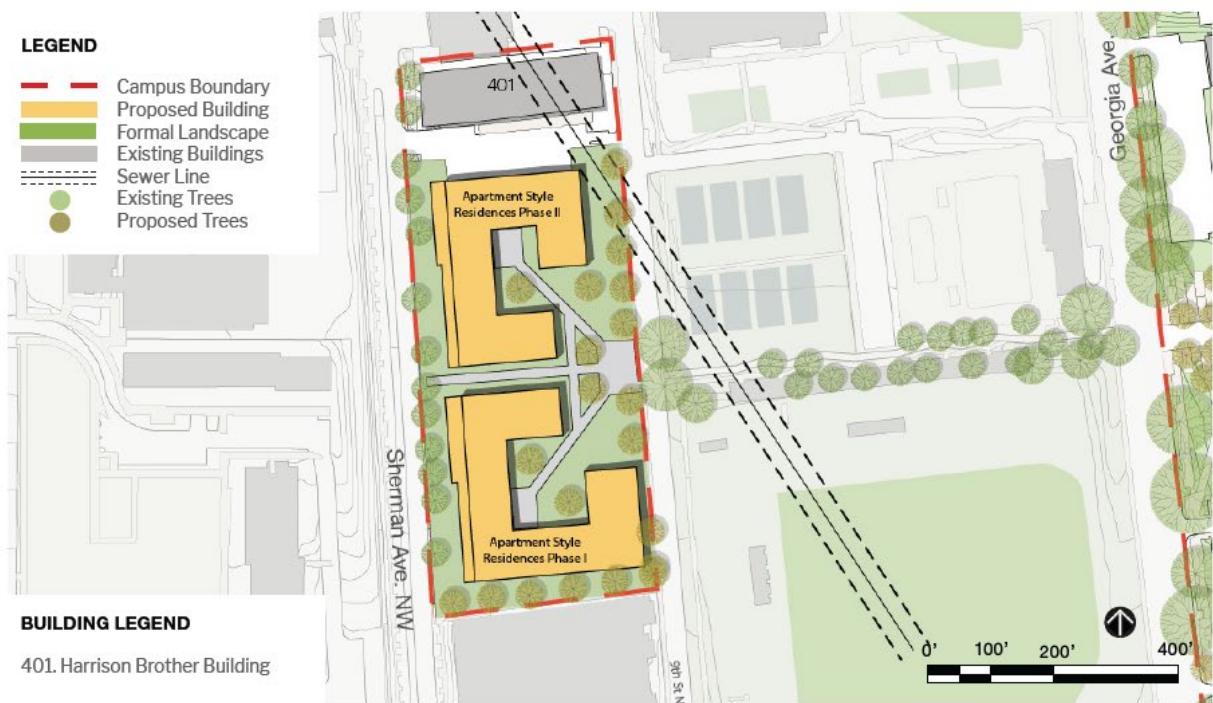


Figure 4.26: Apartment Style Residences: Plan View