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Cynthia A. Giordano  
Phone: (202) 295-6612  
Fax: (202) 295-6712  
CGiordano@saul.com  
www.saul.com

December 19, 2011

Mr. Anthony J. Hood  
Chair, District of Columbia Zoning Commission  
Office of Zoning  
441 4<sup>th</sup> Street, N.W., Suite 210  
Washington, DC 20001

Re: ZC Case No. 11-15, Application of the Board of Trustees and President of  
Howard University (“Howard University”) for Special Exception Review and  
Approval of a New Central Campus Plan; Proposed Order

Dear Chairman Hood:

On behalf of Howard University (the “University”) we are submitting twenty (20) copies  
of a proposed order in the above-referenced case.

Thank you in advance for your consideration of these submissions.

Sincerely,

  
Cynthia A. Giordano

cc: Maybelle Taylor Bennett  
Michael Harris

ZONING COMMISSION  
District of Columbia

CASE NO. 11-15  
EXHIBIT NO. 82

1919 Pennsylvania Avenue, N.W. ♦ Suite 550 ♦ Washington, D.C. 20006-3434  
Phone: (202) 333-8800 ♦ Fax: (202) 337-6065

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Mr. Anthony J. Hood  
December 19, 2011  
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I hereby certify that on December 19, 2011, copies of this letter and attachments were mailed first class, postage prepaid to the following:

1. Juan Lopez  
Chair, ANC 1B  
Reeves Center  
2000 14<sup>th</sup> Street, N.W., #100B  
Washington, D.C. 20009
2. Ronnie Edwards  
5C11, Chairman  
Advisory Neighborhood Commission 5C  
P.O. Box 26183  
Washington, D.C. 20001
3. Darren Jones  
President  
Pleasant Plains Civic Association  
767 Columbia Road, N.W.  
Washington, D.C. 20001
4. Marc Morgan  
President  
LeDroit Park Association  
414 Oakdale Pl. N.W.  
Washington, D.C. 20001
5. Teri Janine Quinn  
President  
Bloomingdale Civic Association, Inc.  
1708 Second Street, N.W.  
Washington, D.C. 20001
6. Lawrence Guyot, Jr.  
507 U Street, N.W.  
Washington, D.C. 20001

**ZONING COMMISSION ORDER NO. 11-15**

**Case No. 11-15**

**(Campus Plan – Howard University)**

**[DATE]**

This Decision and Order arises out of an application No. 11-15 of Howard University (“the University”), pursuant to 11 DCMR §§ 3108.1, for special exception under Sections 210 and 507 review and approval of its 2011 Central Campus Master Plan for the Howard University Campus.

The campus is bounded generally by Florida Avenue, NW to the south, 4<sup>th</sup> Street, NW and the McMillan Reservoir to the east, Harvard Street, NW to the north, and Sherman Avenue, NW to the west. It is located in the R-4 , D/R-5-A, D/R-5-B, R-5-E, C-2-A, C-R, D/SP-2, C-M-2 and C-M-3 zones in Square 330, Lot 800; Square 2872, Lots 266 to 271, 275, 803, 820, 823, 824; Square 2873, Lots 785, 786, 787, 789, 790, 791, 792, 796, 797, 869, 872, 873, 1101; Square 2875, Lots 159, 162-167, 284, 302; 331-333, 976, 982, 2004, 2011, 2033; Square 2877, Lots 62, 811, 930, 933, 934, 945, 968, 972, 970, 977, 979, 1023; Square 2882, Lots 742 to 749, 756 to 769, 950, 951, 952, 953, 1037 to 1039; Square 2885, Lot 889; Square 3055, Lots 15, 821; Square 3057, Lot 92; Square 3058, Lots 827, 828, 829, 833-835; Square 3060, Lots 41, 830, 839; Square 3063, Lot 801; Square 3064, Lots 44, 45, 826, 837; Square 3065, Lots 36, 829, 830, 831; 833; Square 3068, Lot 30; Square 3069, Lots 65, 66; Square 3072, Lots 52, 818; Square 3074, Lot 11; Square 3075, Lot 807; Square 3080, Lot 73; Square 3084, Lot 830; Square 3088, Lot 835; and Square 3094, Lot 800. It is surrounded by the neighborhoods of Shaw, LeDroit Park, Bloomingdale, Pleasant Plains, Park View, and Columbia Heights.

In accordance with 11 DCMR §§ 210 and 3035, this case has been heard by the Zoning Commission under the rules of the Board of Zoning Adjustment, at Chapter 31 of 11 DCMR.

**HEARING DATE:** December 5 , 2011

**DECISION DATE:** [DATE]

**FINDINGS OF FACT**

The proposed Campus Plan applies to Howard University’s Central Campus. The Central Campus is centered along Georgia Avenue

The Central Campus is centered along Georgia Avenue and Howard Place with Harvard Street to the north; 4<sup>th</sup> Street to the east; U and V Streets to the south; and Florida and Sherman Avenues to the east. The campus boundary also extends to the following additional properties: vacant buildings along Sherman Avenue and north of Barry Place; parking lot near 9<sup>th</sup> and V Streets;

Carver Hall at 2<sup>nd</sup> and Elm Streets, NW; Slowe Hall at 3<sup>rd</sup> and Elm Streets, NW; and University Service Center at 10<sup>th</sup> and Florida Avenue.

The University's previous Central Campus Plan was approved by BZA Order 16330 on March 29, 1999 with the following conditions:

- A cap on student enrollment at 12,000, faculty at 1,777, staff at 3,494 and hospital staff at 2,185.
- The University should work with the community and make all reasonable efforts to seek the implementation of the recommended traffic mitigation measures if the measures are deemed desirable by a consensus of the affected community groups.
- The University shall endeavor, consistent with its overall academic mission, to encourage commercial development on lower Georgia Avenue.
- Establish a Howard University Advisory Council (HUAC) composed of representatives of the University, affected Advisory Neighborhood Commissions (including but not limited to ANC-1B and ANC-5C), representatives selected by civic associations surrounding the campus (including but not limited to Pleasant Plains, Bloomingdale and LeDroit Park), interested student organizations and other interested community groups. The Howard University Advisory Council shall meet on a regular basis or a minimum of four times annually, to discuss the effects of University activities on the surrounding community and other issues of mutual concern.

This Plan expired on March 29, 1999. The University requested and the Zoning Commission approved an 18 month extension of the Plan on January 12, 2009 pursuant to Z.C. Order No. 08-32 and a one year extension on May 24, 2010 pursuant to Z.C. 08-32B, to allow the University's new administration to input the Plan.

The proposed Campus Plan (the "2011 Plan") is an update of the previous plan and an ambitious program to substantially upgrade and expand campus facilities including academic, residential and recreational buildings all designed to support a reinvigorated mission to maintain the University's stature as first tier research university. The 2011 Plan proposes over 2,316,584 gross square feet of new construction, as well as major renovations and additions to existing buildings in three phases over the next seven years. The 2011 plan proposes a increase in the existing 1.3 FAR of the campus to 1.75 FAR but no change in the existing enrollment benchmark of 12,000 students. Currently, the enrollment is lower than it was when the previous Plan was approved.

The boundaries of the Central Campus are modified with the 2011 Plan. One property, a vacant parking lot, is being added: Lots 266-271, 803, 820, and 822-824 in Square 2872 and several non University properties, that were previously included in the Plan, are being deleted.

The proposed 2011 Campus Plan is based upon the following key planning principles:

- support for the University's academic mission;
- preservation and protection of the University's historic legacy;
- fostering community engagement;
- implementation of good urban design;
- enhancing connectivity and walkability;
- improving the public realm;
- developing the campus edge; and
- embracing sustainability.

The proposed 2011 Campus Plan includes several projects that would expand and/or add academic, residential, athletic, commercial, and student life facilities on the campus. The majority of the new and proposed building expansion will take place on the eastern portion of the campus (the core area) and are not directly adjacent to neighborhood residences.

The University's Plan for the new and expanded building projects is phased as follows:

**Phase 1 (1-3 yrs.)** includes a new: Interdisciplinary Science and Engineering building Computational Biomedical Science & Retail, two new Residential Halls, Wellness & Rec. Center, Upperclassman Residence, and Retail.

**Phase 2 (3-5 yrs.)** includes: Blackburn Center Renovation, School of Communications and Retail, Academic/Support/Public Safety, Nursing, Allied Health, Pharmacy, Nanotechnology, Upperclassman Residence, Retail and the Miner Bldg. Renovation.

**Phase 3 (5-7 yrs.)** includes: Health Sciences, Health Care and Retail, an Intercollegiate Athletics Complex and Retail, Graduate and Work Force Housing, Upperclassman Residences, and a Teaching and learning Building.

**Future Phase** include: Academic, Residential, Retail, Institutional Infill, Academic/Research and additional space.

The University's proposed development plan does not address the current and future status of the Howard University Hospital. The hospital has its own unique operations and impacts and would need to be fully analyzed to assess its impacts on the neighborhood due to traffic. OP therefore recommended that a development plan for the hospital be provided as an amendment to the campus plan should expansion or external alterations be proposed.

The 2011 Plan proposes to improve and increase its capacity to house students on the campus. The University submitted under separate cover Further Processing applications for two new dormitories to be constructed for occupancy for the 2014-2015 academic year.

The University's student housing plan targets accommodating between 60% and 70% of the total eligible (full time) student population, as compared to the system's existing capacity to house approximately 40% of eligible students. The plan is designed to address several core issues with the existing inventory, including:

- a general lack of system capacity to house the targeted proportion of the student population;
- the poor location of existing residence halls relative to core campus functions;
- the old age of many of the existing facilities and the infrastructure that serves them; and
- disparities between housing types, price points, and access to housing within the system.

To accomplish its student housing goals, the University is committed to the construction of several new residence halls, the renovation of certain existing residence halls, and the removal of outmoded or sub-par facilities from the housing inventory. Properties that are tentatively scheduled for removal from the actively occupied inventory include: George W. Carver Hall, George W. Cook Hall, Charles R. Drew Hall, Meridian Hill Hall and Lucy D. Slowe Hall.

In Phase I of the Campus Plan, the University will construct over 1,300 new beds to replace facilities that are deemed sub-par. In subsequent phases, over 1,500 more beds will be constructed to enhance system capacity to meet the targeted 60% to 70% on-campus residency rate. Additionally, approximately 100 beds will be removed from the system through a series of interior renovations focused upon enhancing housing quality through de-densification of living conditions.

Key landscape recommendations included in the Plan include:

- renovating the Main Quad and Lower Quads;
- developing a new gateway at Howard Place and Georgia Avenue;
- improving streetscapes throughout the campus boundaries;
- improving the East-West pedestrian connection at Howard Place across Georgia Avenue to Sherman Avenue;
- renovating the rooftop of the Undergraduate Library with a new green roof garden, arbor and seating areas; and
- creating a new Residential Quad.

The Commission provided proper and timely notice of public hearing on this application by publication in the *D.C. Register* and by mail to the Applicant, Advisory Neighborhood Commissions (“ANC”) 1B and 5C, and to owners of property within 200 feet of the property that is the subject of this application. The application was also referred to the Office of Planning for review and report.

The Subject Property is located within the jurisdiction of ANC 1B. ANC 1B, which is automatically a party to the application, submitted a written statement in support of the application. The application is also of interest to ANC 5C, whose boundary is located across from the Howard campus. ANC 5C also submitted a written statement in support of the application.

The D.C. Office of Planning submitted a written report and recommended approval of the University’s application, subject to the following conditions:

1. The overall maximum student enrollment shall be accepted at the proposed 12,000 students which includes any student taking at least one class or course at any area covered by the 2011 Campus Plan;
2. The 2011 Campus Plan, as submitted, shall be valid for a period of 15 years;
3. The anticipated reuse of the vacated student housing buildings in the community be identified;
4. A campus plan amendment and/or further processing application be submitted should the Howard University Hospital propose any structural changes or expansions;
5. Provide university student housing for at least 70% of the total undergraduate enrollment; and
6. Submission of the existing, proposed and maximum FAR calculations for the entire campus.

The D.C. Department of Transportation submitted a written memorandum indicating support for the application and listed several areas in which the University could improve or expand upon previous improvements to transportation within and around the Central Campus boundaries.

In response to the Department of Transportation’s recommendations, the University agreed to the following:

- (a) Coordinate closely with DDOT regarding the roadway design of Georgia Avenue to ensure successful improvement of transit facilities, changes to curbside parking, and minimization of vehicular delay on the corridor;
- (b) Install a new traffic signal at the intersection of College and 4<sup>th</sup> Streets, N.W. prior to the issuance of the Certificate of Occupancy for the new student residences along 4<sup>th</sup> Street.
- (c) Fund at least one Bikeshare station on the central campus in order to help meet the demand for the bicycle mode of transportation and to connect with new activity centers and residential nodes where Bikeshare bicycles and docks have already been installed.
- (d) Implement a Transportation Demand Management (TDM) Plan to encourage students, faculty and staff to reduce the number of drive-alone trips to the central campus and increase their use of transit and other alternative modes of transportation. The TDM Plan includes:
  - 1. Maintenance of bus stops during construction, should any construction activity necessitate bus stop relocation;
  - 2. An increase in the amount of short-term and long-term bicycle parking on campus as described in the TDM Plan submitted to DDOT on November 21, 2011;
  - 3. Provision of non-University tenants of new campus master plan buildings the option to purchase or lease parking spaces at market rate, instead of including them in the tenancy lease, thus giving them an opportunity to reduce their use of on-site parking;
  - 4. Posting and publication of the final TDM Plan on the University's Parking and Shuttle webpage and in other University media, where commuter benefits and timelines for implementation will be publicized for all faculty staff and students;
  - 5. Identification of a TDM Leader;
  - 6. Installation of at least one transportation information kiosk per year for the first five years of the campus master plan implementation;
  - 7. Establishment of weblinks to commuter support websites;
  - 8. Maintenance and improvement of the University shuttle bus service where necessary;



9. Expansion of telecommuting practices and the promotion of flextime schedules where appropriate for faculty and staff;
10. An increase in the price of parking on University parking lots by 100% for all permit holders on lots with occupancy levels of 80% or greater beginning in school year 2012-2013;
11. Encourage an increase in the use of WMATA's SmartBenefits program;
12. Conduct annual modal split surveys and monitoring practices to determine the effectiveness of the TDM measures in reducing the percentage of drive-alone University faculty, staff and students. These will include the establishment of aspirational performance indicators and TDM targets that the University shall use as benchmarks against which to measure progress. The intent is not to penalize the University if the targets are not met, but rather to be able to effectively gauge success in meeting targets. These targets include:

By the end of the first five years of the approved plan:

A reduction in the faculty and staff drive-alone rates to 50%; and/or

A reduction in the percentage of the overall population (including students) who drive alone to 18%.

By the end of the first ten years of the approved plan:

A reduction in the faculty and staff drive-alone rates to 40%; and/or

A reduction in the percentage of the overall population (including students) who drive alone to 15%.

If annual surveys do not show a reduction in the current drive-alone mode percentage and/or the number of parking permits sold, the University will undertake additional TDM measures beyond those listed above in pursuit of the aspirational targets.

- (e) Commit to an on-going, regular monitoring and reporting program of campus transportation activity, parking and progress on TDM targets to DDOT.

The LeDroit Park Civic Association and the Pleasant Plains Civic Association both expressed concerns about University-owned vacant buildings located outside the Campus Plan boundaries including, those that are currently vacant and/or near vacant, and those that are scheduled to become vacant. The University has addressed each of these concerns as follows:

The Mary Church Terrell House, 326 "T" St., NW, is a National Historic Landmark (as of 1975), and is undergoing restoration activities as funding becomes available. The building is unoccupied. The University indicated that it continues to seek funding to complete the restoration of the building, and the exterior landscaping will be maintained.

The Walter Washington Home, 408-410 "T" St., NW, is a home of special local significance which the University intends to renovate and stabilize for potential use as a University Guest House. The University indicated that, in the interim, the exterior landscaping will be maintained.

649 Florida Avenue NW is a vacant lot that is fenced in and frequently collects trash. Neighbors have asked, and the University agreed, that the lot be regularly cleaned, and that the University will explore placing some artwork around the perimeter to keep it from being an eyesore.

The Effingham Apartments, 2711, 2715, 2719 Georgia Avenue, NW, are currently vacant. This apartment complex will remain vacant, and the University agreed to maintain the exterior landscaping and keep the hallways well-lit in the evenings.

Square 2877, Lot 967 next door to 2009 Eighth St., NW is a fenced in vacant lot which intermittently collects trash. The neighbors have requested, and the University agreed, that the lot shall be regularly cleaned, and that the University will explore placing some artwork around the perimeter to keep it from being an eyesore.

Vacant Storefronts occur in several places on Howard-owned property along Georgia Avenue (e.g. Wonder Plaza and 2727 Georgia). Neighbors have requested, and the University agreed, that the University will work with the Emergence Community Arts Collective and the Pleasant Plains Workshop to place artwork in the front windows of these facilities so that they stop looking so desolate.

The LeDroit Park neighbors asked that since so much construction is expected to ensue in the near term, they would like the University to develop a construction plan with its neighbor community institutions that would help minimize the inconveniences that construction can

normally bring about. The University agreed to develop construction plans that address these and other concerns of neighbors as they arise around each of the construction projects it sponsors.

The LeDroit Park and Pleasant Plains communities, the Georgia Avenue Community Development Task Force and ANC 1B all conditioned their support of the plan upon the continuation of the Community Advisory Committee (CAC) that was established in 1999 as a condition of the Zoning Commission's approval of University's 1998 Central Campus Master Plan. The University agreed to continue the CAC and include a senior University official in the meetings.

The Bloomingdale Civic Association, the ANC 1B, the Georgia Avenue Community Development Task Force and the LeDroit Park Civic Association all acknowledged the need for the University to work more closely with its students and its neighbors to foster better relationships between the students who live in off-campus housing and community residents. It has been determined that a more robust infrastructure for managing these relationships is required, and the outlines of what that will take were developed over the summer between University and community representatives. The University agreed to implement the following measures:

- (a) the development of an off-campus housing policy that would be published in the student handbook;
- (b) the creation of an inventory of off-campus housing so that students who live off-campus can be readily identified by address;
- (c) regular convening of students who live off-campus to orient them to the community's history and heritage, introduce them to community leaders, provide them with tips for safety and adjustment to community living and remind them of off-campus housing policies, their rights and responsibilities;
- (d) working with community groups to organize welcoming events for students; and
- (e) establishing a website that:
  - 1. provides valuable information to students and community members such as contact information for University staff, MPD, DCRA and community leadership in the event issues arise or complaints need to be filed;
  - 2. contains a complaint form that can be filled out on line by any complainant who needs to alert the University of a concern they may have;

3. sets forth instructions regarding the procedures that students and community members should follow to have complaints addressed most efficiently and effectively;
4. assigns a University staff member to be responsible for monitoring complaints filed and directing them to the appropriate persons to resolve the issues raised;
5. identifies issues that should be addressed by the University, MPD, the Landlord Tenant Division of DCRA or others; and
6. identifies landlords' and tenants' rights and responsibilities as they relate to off-campus housing in which students reside, such as safety hazards on the property; overflowing trash problems; overcrowding; rodent and/or insect infestation, etc.

The University submitted a detailed rationale justifying the treatment of the Howard University Middle School, located within the campus boundaries, as an accessory university use for zoning purposes. As such, the Middle School's parking requirements can be met within the overall campus plan parking standards.

As directed by 11 DCMR § 3119.2, the Commission required the Applicant to satisfy the burden of proving the elements which are necessary to establish the case for a special exception under 11 DCMR § 210.

No person or entity appeared at the public hearing in opposition to the application or otherwise requested to participate as a party in this proceeding. Accordingly, a decision by the Commission to grant this application would not be adverse to any party.

On December 12, 2011, the University submitted a post-hearing memorandum in which it responded to the Commission, the Office of Planning, the Department of Transportation, ANCs 1B and 5C, the LeDroit Park Civic Association, the Bloomingdale Civic Association, the Pleasant Plains Task Force, and the Georgia Avenue Community Development Task Force. In its post-hearing memorandum, the University provided all of the additional information requested by the Commission and accepted and committed to implementation of the recommendations set forth in the statements by the Office of Planning, the Department of Transportation and the various neighborhood organizations.

#### **Conclusions of Law**

The Applicant is seeking a special exception, pursuant to §§ 210 and 3104 of the Zoning Regulations, for approval of a new Campus Plan. The Commission is authorized to grant a special exception where, in the judgment of the Commission based on a showing through

substantial evidence, the special exception will be in harmony with the general purpose and intent of the Zoning Regulations and Maps and will not tend to affect adversely the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps. D.C. Official Code § 6-641.07(g)(2)(2001), 11 DCMR § 3104.1.

The Zoning Regulations specify that a university in a residential zone shall be located so that it is not likely to become objectionable to neighboring property because of noise, traffic, number of students, or other objectionable conditions. 11 DCMR § 210.2. With the imposition of conditions contained in the Order, the Commission concludes that the Applicant has met its burden of showing that its use of its property will not be objectionable to neighboring property.

The Commission concludes that the proposed 2011 Plan includes an acceptable and appropriate range of projects. The Commission also concludes that, in addition to making traffic and parking assessments, the University articulated its vision for the campus environment successfully.

The Commission notes, and gives great weight to, the recommendations by the Office of Planning that the proposed Campus Plan should be approved subject to certain conditions designed to insure that the University will conform to the requirements of § 210 of the Zoning Regulations, especially §§ 210.2 and 210.7. The Commission has incorporated many of OP's recommended conditions which have been agreed to by the University into the approval of the new Campus Plan. The Commission also notes and gives great weight to the recommendations of the ANCs 1B and 5C and carefully considered their comments in formulating the conditions of approval of the Campus Plan.

The Commission finds that the Campus Plan boundaries and proposed enrollment, faculty, and staff caps are both reasonable and appropriate. Because they are a continuation of the status quo and have proven to be adequate in the past, they are not likely to become objectionable. Further, the Commission concludes that the Plan provides adequate housing and conditions regarding off-campus student housing, and this approval, subject to conditions, will ensure no adverse impacts on neighboring property as a result of students living off-campus. The Commission also concludes that the University's track record and future plans to implement various sustainability and green practices are exemplary and supportive of City environmental objectives.

Based upon the record before the Commission, the Commission concludes that the Applicant has met the burden of proof, under 11 DCMR §§ 3104.1, 3035, and 210, and that the requested relief will be in harmony with the general purpose and intent of the Zoning Regulations and Map, and will not tend to adversely affect the use of neighboring property in accordance with the Zoning Regulations and Map. It is therefore **ORDERED** that the application be **GRANTED**, **SUBJECT TO THE FOLLOWING CONDITIONS:**

1. The Central Campus Master Plan, 2011, will be developed in accordance with the plans and materials submitted by the Applicant marked as Exhibit \_\_ of the

record, as modified by the guidelines, conditions, and standards of this order. The Howard University Middle School, located within the Central Campus Master Plan boundaries is a valid, accessory University use.

2. The 2011 Campus Plan, as submitted, will be valid for a period of 15 years;
3. A maximum enrollment benchmark of 12,000 students enrolled in classes located in the area covered by the 2011 Central Campus Master Plan. The maximum employment benchmark for faculty and staff is 7,456 (including the Howard University Hospital). The University shall alert the community, the Office of Planning, DDOT and the Zoning Commission in the event that it appears that these benchmarks may be exceeded, and the University will apply for an amendment to the Campus Master Plan for the purpose of increasing numbers if necessary;
4. The University will submit a campus plan amendment and/or further processing application should the Howard University Hospital propose any structural changes or expansions;
5. The University will endeavor to provide student housing within the Campus Plan boundaries for at least 70% of its undergraduate student population; and
6. The University will continue to work with the Community Advisory Council to clearly address issues to enhance community relations. A senior level University representative will participate in the meetings.
7. In the transitioning of existing student residence halls away from use as student housing into faculty and/or workforce housing, the University agrees not to allow the halls to remain vacant for a period of more than one year.
8. In an effort to promote respectful relationships between University students who live in off-campus housing and community residents, the University agrees to implement the following measures:
  - a. the development of an off-campus housing policy that will be published in the student handbook;
  - b. the creation of an inventory of off-campus housing so that students who live off-campus can be readily identified by address;
  - c. a regular convening of students who live off-campus to orient them to the community's history and heritage, introduce them to community leaders, provide them with tips for safety and adjustment to community living and

remind them of off-campus housing policies, their rights and responsibilities;

- d. working with community groups to organize special events where students and neighbors can come together in a pleasant welcoming environment; and
- e. the establishment of a website that among other things:
  - (i) provides valuable information to students and community members such as contact information for University staff, MPD, DCRA and community leadership in the event issues arise or complaints need to be filed; and
  - (ii) contains a complaint form that can be filled out on line by any complainant who needs to alert the University of a concern they may have.

VOTE: \_\_\_ - \_\_\_ - \_\_\_ (Anthony J. Hood, \_\_\_\_\_, and \_\_\_\_\_  
to approve; [etc.]

**BY ORDER OF THE D.C. ZONING COMMISSION**

**Each concurring member approved the issuance of this order.**

**ATTESTED BY:** \_\_\_\_\_

\_\_\_\_\_  
**DIRECTOR, OFFICE OF ZONING**

**FINAL DATE OF ORDER:** \_\_\_\_\_

PURSUANT TO 11 DCMR § 3125.6, THIS ORDER WILL BECOME FINAL UPON ITS FILING IN THE RECORD AND SERVICE UPON THE PARTIES. UNDER 11 DCMR § 3125.9, THIS ORDER WILL BECOME EFFECTIVE TEN DAYS AFTER IT BECOMES FINAL.

THE APPLICANT SHALL COMPLY FULLY WITH THE PROVISIONS OF THE HUMAN RIGHTS ACT OF 1977, D.C. LAW 2-38, AS AMENDED, CODIFIED AS CHAPTER 25 IN TITLE 1 OF THE D.C. CODE. SEE D.C. CODE § 1-2531 (1999). THIS ORDER IS CONDITIONED UPON FULL COMPLIANCE WITH THE HUMAN RIGHTS ACT. THE FAILURE OR REFUSAL OF THE APPLICANT TO COMPLY SHALL BE A PROPER BASIS FOR THE REVOCATION OF THIS ORDER. OF THE D.C. CODE. SEE D.C. CODE SECTION 2-1402.67 (2001). THIS ORDER IS CONDITIONED UPON FULL COMPLIANCE WITH THE HUMAN RIGHTS ACT. THE FAILURE THE APPLICANT SHALL COMPLY FULLY WITH THE PROVISIONS OF THE HUMAN RIGHTS ACT OF 1977, D.C.LAW 2-38, AS AMENDED, CODIFIED AS CHAPTER 14 IN TITLE 2 OR REFUSAL OF THE APPLICANT TO COMPLY SHALL BE A PROPER BASIS FOR THE REVOCATION OF THIS ORDER. NOTE IN SECTION 2-1401.01 OF THE D.C. HUMAN RIGHTS ACT THAT IT IS THE INTENT OF THE COUNCIL OF THE DISTRICT OF COLUMBIA, IN ENACTING THIS CHAPTER, TO SECURE AN END IN THE DISTRICT OF COLUMBIA TO DISCRIMINATION FOR ANY REASON OTHER THAN THAT OF INDIVIDUAL MERIT, INCLUDING, BUT NOT LIMITED TO, DISCRIMINATION BY REASON OF RACE, COLOR, RELIGION, NATURAL ORIGIN, SEX, AGE, MARITAL STATUS, PERSONAL APPEARANCE, SEXUAL ORIENTATION, FAMILIAL STATUS, FAMILY RESPONSIBILITIES, MATRICULATION, POLITICAL AFFILIATION, DISABILITY, SOURCE OF INCOME, AND PLACE OF RESIDENCE OR BUSINESS.