

BEFORE THE BOARD OF ZONING ADJUSTMENT, D.C.

Application No. 12018 of Howard University, pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under Paragraph 3101.46 for review and approval of a New Campus Master Plan and Phase II, College of Medicine with approval of roof structure, in the R-4, R-5-B, C and C-M Districts at the premises 2400 - 6th Street, N.W., in Squares 2882, 3055, 3057, 3058, 3060, 3063, 3064, 3065, 3068, 3069, 3072, 3074, 3075, 3078, 3079, 3084, 3088, and 3574.

HEARING DATE: October 21, 1975

DECISION DATE: January 14, 1976

FINDINGS OF FACT:

1. The proposed campus plan is to control development of the campus for the ten year period 1975-1985 and for the purpose of identification is designated Area No. 1.

2. The subject application requests approval of a new campus master plan and an addition to an existing medical building with roof structure approval for Howard University, as required by Sub-paragraph 3101.46c. The campus plan as advertised includes property owned by the University generally bounded by Hobart Street on the north, McMillian Drive, 4th and 5th Streets on the east, the rear of U Street on the south and Georgia Avenue on the west. This area is approximately 79 acres of land and shown on the illustrative Campus Site Plan, Sheet 2, dated 1975 of the applicant's master plan for the University. The applicant, at public hearing, also requested the inclusion within the campus boundaries of three (3) additional areas which are contiguous to the 79 acre campus where the University is seeking to acquire land to meet its unforeseen and long range needs not provided for in the proposed master plan. The areas are described as follows:

Area No. Two is located to the south of the first area and is bounded by the south boundary of Area No. One on the north, 4th Street on the east, 7th Street on the west, and Florida Avenue, N.W. on the south.

Area No. Three is located to the west of the first area and is bounded by Sherman Avenue and Florida Avenue on the west, Barry Place on the north, V Street, N.W. on the south and Georgia Avenue on the east.

Area No. Four is located to the north of the first area and is bounded by Columbia Road on the north, Georgia Avenue on the west, Warder Street, N.W. and McMillian Drive on the east and Gresham Place on the south.

3. The campus property of Howard University is principally located in the R-5-B zone and partially located in the R-4, C-M and C zones. Pursuant to Section 3101.46(b), the maximum bulk requirements for the R-5-B and R-4 may be increased from the applicable bulk to 1.8 FAR. No increase is sought or necessary. The existing campus development has an FAR of 1.07. Under the proposed campus plan, the FAR for all projected new facilities on the land area allowable to such facilities will be below the allowable FAR.

4. The applicant has furnished all information required under Section 3101.46(c) of the Zoning Regulations. There is set forth below where the required information may be found within the Master Plan booklet or Phase I and Phase II of the Final Submission documents.

<u>Information</u>	<u>Existing</u>	<u>Proposed</u>
Location	pp. 1,2,3	pp. 2,26
Height	Exhibit - Height of building	Exhibit - Height of building
Bulk (FAR)	pp. 5,25,56 (1.07)	pp. 25,56 (1.42)
Parking and Loading	pp. 13-21	pp. 25,27,30,33,34,35 45,47, and FSD* pp. 3,5,6
Screening	p. FSD 10	pp. FSD 9,10
Signs	p. FSD 10	pp. FSD 9,10
Streets	p. 2	pp. 44, FSD 5
Public Utility Facilities	pp. FSD 11,12	pp. FSD 11,12
Athletic/Recreational	Phase I Submission Documents, 3	Phase Two Submission Documents, 10
Landscaping	p. FSD 10	pp. FSD 9,10

5. The "PURPOSE OF THE PLAN" is set forth at page 1 of the Master Plan Booklet which provides for the doubling of the present 10,000 enrollment to 20,000 over the life of the Master Plan.

6. The University intends to acquire property in the additional three areas as land becomes available through the free choice of the present or future owners. Such land would be used by the University to expand its facilities beyond those required to serve the projected enrollment of 20,000 students.

7. The boundary which includes the 79 acres and the three additional areas as listed in Findings of Fact #2 was approved subject to certain restrictions by the National Capital Planning Commission in April 1968 for purposes of the Comprehensive Plan and recommendation to the Board of Zoning Adjustment on application for college or university uses in a residential district under Paragraph

* FSD = Final Submission Documents

3101.46 of the Zoning Regulations.

8. The additional three areas, approximately 43 acres, will be utilized for enrollment beyond 20,000 students, or other supportive activities. This land was designated in 1966 by NCPC at the request of Howard to be included in the campus boundaries. However, the University did not know at the time of the request that the 11.2 acre Freedman's Hospital site would be available for future expansion.

9. Proper notice as required by the Board's Supplemental Rules of Practice and Procedure was sent only to abutting property owners and addresses of improved properties within 200 feet of the 79 acre campus. Notice was not sent to all abutting properties and addresses within 200 feet of the additional three areas.

10. The public notice as advertised in the D.C. Register or local newspaper did not list those squares comprising the three additional areas.

11. In 1867, the Howard University formally opened with 5 students. The present enrollment is 10,000 students and the future enrollment by 1985 is expected to be 20,000 students. Projections for enrollment beyond 1985 were given to be as high as 30,000.

12. In the 108 years since its founding, the University has evolved into one of the Nation's leading universities, rich in black heritage and dedicated primarily to providing superior undergraduate and graduate education for students throughout the United States and around the world. Twenty-five percent of the students are from abroad and 20% are from the District of Columbia.

13. The University currently consists of the following major components: School of Architecture and Planning, School of Business and Public Administration, School of Communications, School of Education, School of Engineering, School of Law, School of Religion, School of Social Work, Graduate School, College of Nursing, School of Human Ecology, College of Fine Arts, College of Liberal Arts, College of Medicine, College of Dentistry, College of Pharmacy and Parmacal Sciences, and College of Allied Health Sciences.

14. The University is not only an educational center, but also a major employment, cultural, social and recreation center. The community, on the other hand, offers vital support in the provision of housing, shopping, transportation, entertainment and health services to the University population. Therefore, harmony in the relationships between the two is important to the preservation of an environment in which both may flourish.

15. Phase II, College of Medicine Building is located within the 79 acre campus and is shown as one of the proposed buildings. The roof structure complies as to set back, FAR limitation of less than .37 and area occupancy limitation of less than one-third of the roof area. The color and materials of the roof structure are in keeping with the main structure. The Municipal Planning Office recommends approval of Phase II, College of Medicine.

16. The Phase II, College of Medicine Building will be 62 feet high and will have five stories.

17. The Phase II, College of Medicine Building will contain classrooms, laboratories, and offices. Its primary purpose is to relieve present crowded conditions by permitting relocation of existing uses. Thus, no additional parking will be provided for this building, as no increase in number of students or of staff is expected to result.

18. Citizens in opposition to applicant's proposed Master Campus Plan were represented at public hearings by the LeDroit Park Historic District and several residents of the area. They requested closer cooperation between the University and the residents of the area. They also requested more specific detail as to planning in Area No. Two. There was no opposition to the University's request for approval of Phase II, College of Medicine, including roof structure.

19. The University stated that in the LeDroit Park Historic District, it would retain, maintain, and use for University purposes all structurally sound buildings and for vacant lots, it would only build structures of the height, bulk and architectural design in keeping with the character of the area.

20. The University also stated that in the three additional areas it would seek to acquire only those properties that the owner was willing to sell. When sufficient land is assembled, the University will seek approval from this Board for permission to build university projects upon the assembled land.

21. The master plan states that for the next ten years all development necessary to accommodate the projected growth can be done within the 79 acre campus provided the density was increased by a change in zoning for the Freedman's Square Complex. This change in zoning was granted by the Zoning Commission after testimony by Howard University that by granting such a zone change it would allow Howard to meet its projected ten year growth of 20,000 students without expanding into adjacent neighborhoods.

22. The National Capital Planning Commission, by report dated October 14, 1975 reported to the Board that the Commission: (1) recommends approval of the land use and circulation elements and, as a guide to the review of individual applications for a college or university use in a residence district under Paragraph 3101.46 of the Zoning Regulations, the site development and landscape elements of the "Campus Master Plan for Howard University as shown on NCPC Map File No. 32.11 (05.12) - 27963, Sheets 1 to 4, respectively, as set forth in Board of Zoning Adjustment Application No. 12018, and (2) recommends that Howard University develop an overall master plan for all areas within the approved campus boundaries as shown on NCPC Map File No. 32.11 (02.20) - 24519, in order to justify the retention of the extended boundaries, i.e., boundaries approved in 1968 which include the three additional areas referred to by applicant in their testimony to the Board

23. The Municipal Planning Office, by report dated April 20, 1976 recommended that the Board approve the medical building addition with roof structure and the master plan consisting of the booklet titled "Campus Master Plan, 1975 Narrative Submission, Howard University, Washington, D.C., Project 7726A" and drawings submitted by Sulton and Campbell, AIA, Sheets A-1 through A-10 dated July 9, 1975 and titled "Building, College of Medicine, Phase II, Howard University, Washington, D.C and also Sets I and II as submitted by Perkins and Wills, Architects and Planners, dated 1975, Sheets I through 13 for Set II and I through II for Set I, dated August 6, 1974 and 1975.

24. The Department of Transportation, by report dated November 10, 1975, recommended 2,600 parking spaces as reasonable from a long range planning standpoint and do not anticipate that spaces will contribute appreciably to congestion of the street system nor encourage use of neighborhood residential streets for student parking. They also recommend that the major transportation proposal as listed in the narrative be expanded to prohibit parking on campus, priority for on campus spaces be given to those who carpool, shuttle buses be provided to serve existing fringe parking areas, construction of proposed parking facilities be delayed until completion of Metro and then re-evaluated, automobile and bicycle rental services be provided for resident students and strict enforcement of campus parking regulations with appropriate penalties for violators. The Department had no objection to the closing of Howard Place and the construction of the cul-de-sac on 6th Street.

The Department noted that Wonder Bakery is in opposition to one-way traffic along W Street.

The Department had no problems with the consultants forecast for operating of various intersections adjacent to the University. However, the Department did note the parking problem may be transferred into neighborhoods somewhat removed from the University that will not have parking restrictions.

The Department had no objections to the completion of Phase II, College of Medicine.

25. In order to solve parking and traffic problems, the University proposes to increase on-campus student housing to reduce car ownership, and a student shuttle bus operation.

26. The University proposes to increase its present number of main campus parking spaces from 853 to 2,600 which is thirteen spaces less than that required by the Zoning Regulations.

27. The open green spaces which exist on the applicant's campus are used for physical education, intramural sports activities, and recreational purposes by students.

28. Many Howard University students live in apartments and rooms rented to them by persons living and owning property in the surrounding community.

29. Commercial zoning exists along Georgia Avenue, extending from one end of the campus to the other end in a north-south direction.

30. The proposed Master Campus Plan shows sensitivity to such matters as noise, traffic, the large number of students and possible objectionable impact to neighboring property owners by concentrating the University's activities to areas in which the University has had a long-standing history of usage. Within those boundaries, the Plan locates activities in such a manner as to satisfy the University's need for a quiet and secure place of study. The intensification of the Campus is necessary under present projections to accommodate reasonably the major growth of the Campus population for students, faculty and staff. Significantly, the University in its Master Plan emphasizes the important image-contributing buildings, makes maximum use of open space, and respects surrounding desirable uses.

31. Properties outside the proposed boundaries and shown on the Campus Site Plan, Sheet 2 consisting of the School of Business and Public Administration, Slowe and Carver Halls and Huguely Lumber Yards are all university uses allowed as a matter of right under the existing zoning.

CONCLUSIONS OF LAW AND OPINION:

The Board is of the opinion that the boundaries properly before it are those boundaries that ascribe the 79 acres of land presently owned by the University and properly advertised for hearing as required by the Board's Rules of Practice and Procedure. The Board recommends to the University to submit to the Board a Master Plan for its approval showing what is planned for the areas outside the 79 acre campus.

The Board, in deciding this application for approval of the Howard University Master Plan and proposed campus boundaries has taken into account the residential character of the area which adjoins the University on the north, east, west and south. We are of the opinion that the University's ownership and presence in the area will assist in the preservation and improvement of the area.

The Board is of the opinion that the campus boundaries encompassing the 79 acres as proposed by the applicant provide for the needs of the applicant as reflected by the Master Campus Plan and that establishment of these boundaries will help protect the residential neighborhoods from unreasonable expansion by the University.

The Board is of the opinion that the University will not create traffic and noise problems in the area of the subject campus.

The Board concludes, based on the Findings of Fact, that the applicant has complied with Section 3101.46 of the Zoning Regulations and that the University's proposed uses under the subject campus plan or for Phase II, College of Medicine Building are not likely to become objectionable by reason of noise, traffic and increase of number of students.

The Board also concludes that both special exceptions will be in harmony with the general purposes and intent of the Zoning Regulations and Maps.

The Board is, therefore, of the opinion that the granting of this application will not tend to affect adversely the use of neighboring properties in accordance with the Zoning Regulations and Maps. The Campus Plan is essentially a 10 year plan and includes specific boundaries for the Campus, and that granting of this special exception will be in accordance with Section 8207.2 of the Zoning Regulations.

The Board orders this application be GRANTED with the following conditions:

1. The University shall be developed in accordance with the Campus Master Plan 1975 Narrative Submission and the boundaries to be those boundaries as shown on Sheet 2 encompassing the approximate 79 acres now presently owned by the University.*
2. All structural additions and changes shall be approved by the Board, except Phase II, College of Medicine Building, which is approved as per plans filed with the Board.
3. As each structural improvement is submitted to the Board, the University is required to submit a parking analysis and plan to show that the development of parking facilities is keeping pace with other campus development.
4. As for the additional three areas recommended by the applicant to be included in the boundaries of the University Campus, the Board recommends that the University develop plans for these areas and submit such plans to the Board for review and approval.

Application No. 12018

Page No. 8

VOTE: 4 - 0 (Scrivener, Harps, Mariani, McIntosh)

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY: _____



ARTHUR B. HATTON
Secretary to the Board

FINAL DATE OF ORDER: _____



THAT THIS ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.