

Government of the District of Columbia

ZONING COMMISSION



ORDER NO. 126

CASE NO. 75-11

February 12, 1976

Pursuant to notice, a public hearing of the Commission was held on December 18, 1975, to consider the application of Howard University for an amendment to the Zoning Map, as follows:

Change from R-5-B to SP; Square 3069, Lot 65, bounded on the North by College Street, W Street on the South, 4th Street on the East, and 6th Street on the West, N. W.

FINDINGS OF FACT

1. The site covered by the proposed amendment to the Zoning Map is approximately 11 acres.
2. The site is presently zoned R-5-B (Medium density apartment house, percentage of lot occupancy 60, floor ratio of 1.8, height limitation of 60 ft.)
3. The proposed amendment would change the existing zoning to SP (the predominant use is office - non-profit, F.A.R. of 5.5, height limitation of 90 ft.)
4. The proposed amendment would permit Howard University to accomplish a stated campus development program and would allow vertical growth as opposed to horizontal expansion of the campus. (TR. 29)
5. The character of the area adjacent to the campus is predominantly residential row dwellings zoned R-4 (row dwellings minimum lot width for 18 ft., minimum lot area of 1800 square feet, 60% lot occupancy, height limitation of 3 stories and 40 ft.). The proposed structure, Freedman's Square, will have approximately one million five thousand square feet of academic space; which is approximately half of the academic space needs of the University through 1985. (TR. 31)

6. The development of the Site is to be phased over four periods:

a. Years 1976 through 1978-- an academic structure of 375 thousand square feet and parking facilities.

b. Years 1978 through 1980 - an additional construction of 288 thousand square feet,

c. Years 1980 through 1982 - an additional 526 thousand square feet plus additional parking spaces .

d. Final. phase to 1984 - with construction of 312 thousand square feet of academic space bringing to a total of 1~500,000 square feet of academic space and 260 thousand square feet for parking (TR. 32)

7. The proposed development will not create dangerous or objectionable traffic conditions. (TR. 34)

8. The proposed map amendment will relieve the necessity of the expansion by the University into adjacent residential neighborhoods. (TR.35)

CONCLUSIONS OF LAW

Based upon the foregoing Findings of Fact, the Commission hereby makes the following conclusions of law:

1. The height, bulk, and density of the proposed map amendment is appropriate for this area of the city. It will provide for the needed academic expansion of Howard University without adverse affect on the surrounding community. It is consistent with the Zoning Regubations.

2. The proposed map amendment promotes the health and general welfare of the District of Columbia by area for the academic expansion of Howard University,

3. The proposed map amendment is in harmony with the objectives and the integrity of the Zoning Regulations and Map of the District of Columbia.

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4. The approval of this zoned change is in accordance with the Zoning Regulations of the District of Columbia, as amended and the Zoning Act (Act of June 20, 1938, 52 Stat. 797), as amended.

DECISION

Upon consideration of the Findings of Fact and Conclusions of Law herein, the Zoning Commission hereby ORDERS APPROVAL of the following amendment of the Zoning Map:

Change from R-5-B to SP; Square 3069,
Lot 65, bounded on the North by College
Street, W Street on the South, 4th Street
on the East, and 6th Street on the West, N.W.

(By vote of 4-3, Chairman Walter B. Lewis did not participate in the deliberation on this case and casted no vote).

ATTEST:



MARTIN KLAUBER,
EXECUTIVE SECRETARY