

ANC 5B04 SMD Meeting
Via Webex
Howard University East Campus
March 11th, 2021
6:00 PM

Questions & Answers

Has ZOM/Howard applied for a PUD to change the zoning?

No. The University continues to evaluate its options for the site, and no PUD or other zoning application has been decided on or filed to change the zoning to date. At the time in which the University elects to move forward with the redevelopment of its property, the University and Master Development team will present its plans to the community and collect feedback prior to advancement.

How can someone get accurate up to date info without having to attend an ANC meeting? The website is not updated regularly.

The community website, www.hueast.com, is updated as actual updates to the project occur. To reiterate, there has been no change in the status of the site and plans since our last formal charrette in the summer of 2019. As one can imagine, with the events of last year including most critically the effects of COVID, the University naturally paused on its planning efforts for the site in consideration of overall public health and University priorities. The University, as a private institution, will move forward at such time it deems appropriate and, as previously committed, will integrate the community in that process.

Can you please share the ZOM Critique of the ULI Report?

In initially responding to the University back in 2017, the FLGA ZOM team spent a considerable amount of time taking a blank canvas approach to studying the site. As this site is of significant size and concern both to the University and to the Northeast community, the FLGA ZOM team began by taking a macro look at the site in the context of a) the University, b) the submarket, and c) city planning. In assessing existing demographics within the community in addition to considering the future growth of the University, our initial impressions yielded a site representing a tale of three (3) communities 1) A predominately single family / family-style housing community to the west, 2) a new state of the art Howard University East Campus at the central part of the site, and 3) diverse moderate density housing to the east. While our conclusions were generally consistent with the ULI study, the FLGA ZOM team:

1. Sees more of an opportunity to activate the South Dakota Avenue thoroughfare vs an enclosed site with any future development

2. The team felt that all potential future institutional uses (Academic facilities, dedicated grad/faculty housing, additional dedicated student housing and institutional buildings, etc.) on the site should be more centralized to create a more cohesive campus “feel” as opposed to having campus uses scattered across the site.
3. The team believed that the site can achieve more diverse housing, to be as responsive to the overall market, including market multifamily, affordable multifamily, senior housing and single family/family style housing.

Can we see these plans?

To reiterate and to remove any speculation - there are no plans developed and finalized for the site to date. The Howard University East Campus redevelopment project is a multi-stage project that involves both significant up-front external community engagement and market planning as well as intensive internal University planning. Launched in 2018, the first step of the initiative involved working with our Master Development partner, FLGA ZOM, to engage the community surrounding future site planning ideation via multiple community charrettes. Equipped with the results of that charretting, (as well as extensive engagement with University leadership including the deans, faculty and staffs of the School of Divinity) which can be found on our community website (www.hueast.com), the University and the Master Development team intend to leverage the thematic feedback to integrate into future development plans once they are developed. Given the impacts of COVID, the University paused in its planning efforts for the site in consideration for overall public health and university priorities. Nevertheless, at the time in which initial plans are developed and finalized, the team will come back to the community to present them prior to advancement. While the University maintains discretion in the advancement of any plans as a private landowner, the University hopes to begin this process this year in 2021.

Can you please speak to why you chose to request increased density by FLUM (that does not have a community input component) instead of PUD (which requires community input and amenities connected to zoning change)?

To clarify, the University did not request to increase density on the site by way of the Future Land Use Map (FLUM). Per the Office of Planning website, the Future Land Use Map (FLUM) is part of the Comprehensive Plan that provides a generalized view of how land in the District is intended to be used. The FLUM does not increase the density of land as mechanism, as density increase can only be achieved by way of a formal zoning application, of which a PUD is one possible approach. The FLUM designation, however, is important from a precedent standpoint in the University’s goal of redeveloping the East Campus site as a dynamic life-long live/learn community with dynamic low and moderate density housing that can be responsive to both Howard and community stakeholders alike. The current designation of the site is **institutional**, whereas the proposed change in designation, consistent with the community charretting

conducted to date for the site, would make the site **institutional and moderate density residential**.

It is important to recognize that the City did in fact engage in a robust community engagement exercise over the past few years surrounding the update to the Comprehensive Plan. DC had citywide public engagement, and invited public comments both from the general public, but also from the ANC groups, specifically (including ANC 5B). They engaged in several rounds of community feedback, starting back in 2016. For context, here are all of the ANC resolutions (and the subsequent OP responses): <https://plandc.dc.gov/page/anc-resolutions-and-responses>. In addition, a copy of the ANC 5B comprehensive plan resolution and OP's response to the resolution will be posted on our community website – www.hueast.com .

Lastly, it is critical to understand that the University elected to limit the recommend increase in FLUM density designation to Institutional/Moderate Density Residential in lieu of Medium Density and Low Density Commercial, for which it was recommended. The University made this election explicitly out of its vision and concern for the impact of a medium density designation for the Ward 5 community as a whole.

Does Howard still own the property or has it been sold?

Howard owns the property and intends to continue to own the land in any redevelopment.

If the Council approves the FLUM changes you have proposed, do you plan to apply to the Zoning Commission for a re-zoning of the property?

A re-zoning will be required to achieve Howard's consistently stated goals to deliver a lifelong live-learn community. While the University has not determined the approach it seeks to take from a zoning standpoint, it has committed to a redevelopment process that is both transparent, integrates community input, and is programmed in a manner that is responsive to community needs. At the appropriate time, the University and Master Development team will present its plans to the community and collect feedback prior to advancement.

I'm a resident on 1500 block of Taylor, how will the redevelopment affect the Taylor St residents?

The University and Master Development team seek to execute a project that integrates and creates a net positive impact on all surrounding stakeholders. While plans have not evolved to the level of detail to assess the conceptual impact on immediate surrounding streets, any future plans will involve ample impact assessment and mitigation efforts in consultation with surrounding residents and DDOT.

Could somebody please explain whether the plans will be shared during this meeting or not?

Despite any alternative narratives that may have existed prior to the meeting, our collective aim during the most recent SMD meeting was to reiterate the University's commitment to its goals in redeveloping the site, and to eliminate any ambiguity or running narratives surrounding site progress or perceived advancement of plans. The University is a private institution and the East Campus site is private property. To this extent, the University continues to evaluate its options for the site. Once plans are developed and the University decides to move forward at its discretion, the University and Master Development team will present its plans to the community and collect feedback prior to advancement. We ask for continued patience in this endeavor.

So if we wanted to incorporated greenspace into the housing that's still plausible?

Per our community website and information posted surrounding previous charretting efforts, the University and Master Development team understands and acknowledges that green space is one of the primary thematic concerns of the community surrounding any future development. To this extent, this theme will be addressed and creatively integrated into any future development plans.

Can ZOM or HU speak to the site restrictions regarding institutional use? The HUEast website details some restrictions, but I hear suggestion of grad student and staff housing.

To clarify, the underlying zoning designation of the site is R-1-B, which allows predominately for the by right development of single-family homes. There is a current and active campus plan on the site that already entitles the site for institutional uses that do not exceed the gross floor area prescribed for the old R-5-B district, which is now consistent with the RA-2 zoning designation subject to further processing. The University would consider dedicated housing for staff or graduate students or commercial non-institutional housing responsive to graduate students, Howard workforce, staff, alumni and/or senior housing.

Are there changes in the proposed Campus Master Plan for the Divinity School property? If so, would you please share them?

No proposed changes to the Campus Master Plan have been filed. Should the need arise, the University will actively engage the community in the fashion that is consistent with Howard's community engagement principles, and with what is usual, customary, and mandatory in the District of Columbia.