



**HOWARD UNIVERSITY EAST CAMPUS  
Presentation at**

**ANC 5B-02 SINGLE MEMBER DISTRICT MEETING**

*January 16, 2019*

**ATTENDEES**

**ANC 5B Commissioner**

Ursula Higgins

**Community Participants**

Fourteen Residents

**Howard University**

Anthony Freeman

Derrek Niec-Williams

Maybelle Bennett

**FGLA ZOM, LLC**

Fred Greene III

Fred Greene II

Andrew Cretal

Chris Love

**Holland & Knight**

Leila Battles

**Design Collective**

Matt Damico

**EHT Traceries**

Sarah Vonesh

**Robinson Associates, LLC**

Sharon Goods

Shamyra Edmonds

**SUMMARY**

On January 16, 2019, Commissioner Ursula Higgins of ANC 5B, hosted a special Single Member District meeting at which FLGA ZOM, LLC presented its Phase I Due Diligence update to the community regarding the Howard University East Campus redevelopment project. The meeting took place at the John Burroughs Elementary School and commenced at 6pm. Twenty-seven people were in attendance, fourteen of which, were residents of the ANC 5B community.

Fred Greene III of the master development team FLGA ZOM, LLC opened the meeting with a brief introduction of himself and the team selected to provide master development planning services to Howard University for the East Campus redevelopment project. He shared his history as a native of the neighborhood in addition to his personal commitment

to work with community members to reimagine the site to fit in with the character of the neighborhood, as much as allowed.

Howard University East Campus is a 23-acre landmass and one of the largest undeveloped privately-owned land masses in the District of Columbia. There are three existing structures on the site including the Sherwood Farmhouse, a garage and Mays Hall, which is the former home of the Howard University School of Divinity.

Howard University is advancing its mission through the comprehensive assessment of non-core real estate assets to uncover their potential value. To this end, in 2016, the university commissioned the Urban Land Institute (ULI) to conduct a study of the East Campus. University stakeholders and neighbors that live near the site were surveyed to assess their interest and considerations for reimagining the property.

In the Fall of 2017, DC-based development team FLGA ZOM was selected to oversee the master planning process and redevelopment of the East Campus. In the Summer and Fall of 2018, Howard University, in partnership with FGLA ZOM, conducted its Phase I due diligence process to evaluate existing site conditions. This process included topographical, transportation and tree surveys, and environmental studies.

The university established four guiding principles regarding the site which include: developing a lifelong, live-learn community, inclusion and capacity building, creating financial revenue, and maintaining transparency and connectivity across its campuses.

As we enter Phase II of the project, the development team will oversee and plan the future of the East Campus site. This is a multi-month process and the 4-6-month timeline will include community engagement to elicit stakeholder feedback to assist in the conceptualization of the site's future plan. The team will work within the confines of the regulatory process and evaluate feedback from internal and external stakeholders throughout the process.

The ANC 5B02 meeting was the beginning of the formal community engagement process and the first design charrette will be held on February 5, 2019. During the charrette, we will have a facilitated listening experience to secure feedback on ideas of what the community envisions for the site. A second design charrette will be planned to present idea that come from the community's initial discussions and opinions revealed during the first charrette. Late, a final charrette will be held during which the development team will work with the university to present the finalized design to the community.

All information and activities will be announced on the website, [www.HUeast.com](http://www.HUeast.com) and will be sent to ANC 5B Commissioners at it becomes available. We invite you to subscribe

to our website at [www.hueast.com](http://www.hueast.com) for project updates and we can be reached at [Info@HUEast.com](mailto:Info@HUEast.com) or through our twenty-four hour hotline. .

## **QUESTIONS & ANSWERS**

The following questions and answers were discussed during the ANC 5B02 meeting.

### **Q: What is the definition of a heritage tree?**

A: A heritage tree has to have the circumference of 100 inches or more.

### **Q: Does the heritage tree have to stay by law?**

A: The District's Tree Canopy Protection Amendment Act of 2016 provides guidance surrounding the allowable treatment of Heritage Trees of various conditions. A copy of the Act can be found on our website under "Site Considerations."

### **Q: Why have the trees been marked?**

A: They were marked in a survey for the site plan to identify them as heritage trees. There are marked by multi-colored wraps.

### **Q: Why were they marked in different colors?**

A: The color has no significance; the site was surveyed on different days and different surveyors carried different color tape. We had to identify the heritage trees to include in our site planning efforts. There are 23 heritage trees and the majority of them are on the perimeter.

### **Q: What are the project goals for the heritage trees?**

A: The University seeks to incorporate heritage trees in its site planning efforts in accordance with the standards and guidance outlined in the Tree Canopy Protection Act of 2016. Keep in mind that there are some heritage trees in public space contiguous to and outside of our property.

### **Q: Is the site a federal landmark? The building has art deco features.**

A: No, however in November of 2015 an application was filed by the DC Preservation League (DCPL) for historic landmark designation of the East Campus property. The landmark preservation is for Mays Hall and the Farmhouse as historically contributing structures. At this time, the application has been assigned a case number "16-05" and remains on the list for Pending Historic Landmark Nominations.

### **Q: Is Howard University in favor of the DCPL application?**

A: Howard University and FLGA ZOM are in favor of an application for Historic Designation on the site and intends to coordinate with DCPL in advancing the designation process. There were rumors that Howard sold the property or would be torn down. Mays Hall will not be torn down and it is the current intention of the University to return the Divinity School to the site in addition to the School of Social Work. The

University is also working with the Sherwood Family surrounding the appropriate celebration and preservation of the Sherwood Farmhouse building. There has not been a planning process as of yet to determine the site. For the grounds around the building, we would like to preserve the views of the building and we want to work with DC Preservation League to do so.

**Q: What is a view corridor?**

A: In general, a view corridor refers to significant views to a significant structure of a site. Right now, you have a significant view of the building from Shepherd Street leading to the building from 14<sup>th</sup> Street. We want to maintain the integrity of the view.

**Q: What is in the application?**

A: A copy of the application can be found on our website.

**Q: Has Howard University been taking action to uphold the structure of the Mays Hall building, so it remains a historic site? Is Howard maintaining its fiduciary obligation to the site?**

A: Howard University has been maintaining the buildings, securing the property and maintaining the ingress on site. We hired a development team to reimagine the site. We have been maintaining the site and trying our best to secure the building. The building is currently not operational; but we are maintaining it.

**Q. In 2016 the ULI conducted interviews from the community—where is that information?**

A. The interviews and other data findings were turned into the ULI Report and this may be found on the website.

**Q. To whom and where does the feedback go?**

A. Community feedback will go to the broader team and shared for planning purposes. We collect feedback on our meeting Comment Forms, which are online on our website and hard copies are being distributed during meetings.

**Q: Why is the site being redeveloped and what is it being redeveloped to?**

A. The University seeks to return the Divinity School to the site as well as relocate the School of Social Work to the site. The University remains committed to further enhancing its strategic position as one of the top research universities in the nation. To this extent, the University seeks to extract value from the redevelopment of the balance of the site into a diverse selection of housing options to generate a critical revenue stream necessary to help address aging facilities as well as to continue to deliver best in class services and facilities to enhance the academic experience of its constituency and remain competitive with high-caliber universities nationally. As we've gathered all of our

due diligence for the site, we can begin our planning process now and expect it to last approximately 4-6 months.

**Q: How much money will it take to bring back the School of Divinity and the School of Social Work to not include a real estate option?**

A: As part of the Phase II process, the team will work with the University to confirm proposed programmatic needs for both the School of Divinity and School of Social Work and will work with qualified contractors to help determine the rough order of magnitude. Our preliminary research indicates that it will take more than \$20 million dollars to bring back the School of Divinity and introduce the School of Social Work in Mays Hall.

**Q: What are the attendance funding figures?**

A: The university's goal is to become more financially solvent, bring revenue to the school and build capital resources for the whole of the university.

**Community Comment:** There was a Ward 5 vote of 90% for no redevelopment that does not have an educational component. The community surrounding the site will fight. We want to see this as a protected religious site. We do not want to use this site for profit. The community will help to get investors on board such as Qatar to help.

**Q: I have lived in the community since 1985 but have never been inside of the site. I am open to the plan.**

A: That is why we plan to conduct a charrette process to have our neighbors involved.

**Q: The community would like to maintain a low density. We want to maintain the urban/suburban feel of Brookland but want to be open minded about future sites and other developments. We have serious issues with DDOT and that compounds the situation we have on Rhode Island Ave. I would like to see the campus plan.**

A: The campus plan is on the website along with all of the other studies that have been conducted.

**Q: When is the next community meeting?**

A: The next community will be on February 5, and we expect the following one to be 6-8 weeks from the first charrette. But, we are here for ANC 5B meetings if you want to speak with us.

**Q: Why is Howard University in financial despair?**

A: The mission of the university is to provide educational access to all students. Most of our students receive financial aid and we want to maintain the affordability of the university. Ninety percent of the student body receives some form of financial aid from the university. The university needs a way to leverage revenue and currently we are operating as a loss in comparison to a Yale or Harvard, which are institutions that have

more financial resources. We are trying to turn the corner to make the university financially solvent.

**Comment: We do not want the view to vastly change and want to maintain the character of the structure. We also want to maintain the green space.**

**A:** That is why we are going through this process to consider different ways to remedy the situation.

**Comment: As far as greenspace, as long as you don't disrupt the trees, we should not have an issue.**

**A:** As a steward of the organization we want to take all of these issues into consideration.

**Q: When will the CAG be formed?**

**A:** The CAG will be formed during Phase III – implementation and construction.

**Q: Will this site be reviewed by the Commission of The Arts?**

**A:** No, the Commission of the Arts will not be notified, just HPRB as required. However, the zoning commission has purview over the HPRB, which provides allowances for community testimony and support.

**Q: Does that mean that when you move forward with planned unit development you to be approved from the zoning commission on what will be developed?**

**A:** The site is under a campus master plan for our east campus. It is our intention to redevelop under this existing campus plan. For any additional structures outside of existing structures on the site, as prescribed by the current campus master plan, the university will have to seek a campus plan amendment to include proposed additional development program. A campus plan amendment process is overseen by the Zoning Commission. A copy of the campus plan can be found on our website.

**Q: How is the site zoned? Is the zoning within the campus plan?**

**A:** It is zoned as R-1-B. The Campus Master Plan, including the existing building, calls for a bulk and mass not to exceed that prescribed by what is now the RA-2 zoning designation. A copy of the campus plan can be found on our website.

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**Next Steps:** Design charrette on February 5, 2019 at Michigan Park Christian Church, 6:30-9 PM