

December 28, 2020

VIA IZIS AND HAND DELIVERY

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

Re: Supplemental Submission; Case No. 20-08 - Howard University 2020 Central Campus Plan

On behalf of Howard University (“Applicant”), this supplemental submission is in support of the above referenced application for approval of its 2020 Central Campus Plan (“Application”).

Hearing Presentation

The Applicant requests a total of 60-70 minutes to make a presentation on the application. The Applicant’s case at the public hearing will be presented by one or more of the following persons. Robert Schiesel of Grove Slade, Emily Eig and Sarah Vonesh of Traceries Inc. will be offered as an expert witnesses but they will not provide direct testimony unless requested by the Commission. They will be available for questions. Their resumes are attached hereto as **Exhibit A**.

Dr. Wayne A. I. Frederick, M.D., MBA, F.A.C.S.,
President of Howard University

Anthony Freeman, Real Estate Executive
Real Estate Development and Capital Asset Management
Howard University

Derrek Lucien Niec-Williams, Executive Director
Campus Planning, Architecture & Development
Howard University

Joe Leonard, Jr., Director
Howard University Community Association

Mr. Anthony J. Hood, Chair
December 28, 2020
Page 2

Robert B. Schiesel, PE
Project Manager
Gorove/Slade Associates, Inc.

Emily Hotaling Eig, President and
EHT Traceries

Sarah Vonesh, Director
Preservation Planning & Senior Project Manager
EHT Traceries

2020 Central Campus Plan

The 2020 Central Campus Plan is submitted herewith in a series of parts along with the PowerPoint hearing presentation.

Applicant's Transportation Report

Gorove Slade's transportation report and associated technical files are also submitted herewith in parts. A copy of the Applicant's transportation report was previously submitted to DDOT on December 11th 2020.

Conclusion

We look forward to the public hearing on the Application.

Sincerely,


Cynthia A. Giordano, Esq.

cc: via E-Mail:Advisory Neighborhood Commission 1B (1b@anc.dc.gov; 1B01@anc.dc.gov)
Joel Lawson, Office of Planning (Joel.Lawson@dc.gov)
Maxine Brown Roberts, Office of Planning (maxine.brownroberts@dc.gov)
Kelsey Bridges, Department of Transportation (kelsey.bridges@dc.gov)

EXHIBIT A

QUALIFICATIONS

Mr. Schiesel possesses over 16 years of experience in transportation engineering and planning experience in both the public and private sectors. Projects he has worked on include multimodal analyses of large mixed-use plans and campuses, analyses of special events including sports arenas, traffic impact studies, parking studies, queuing analysis, traffic simulation, and transportation demand management. Mr. Schiesel has worked for a variety of clients and land uses, including entertainment complexes, universities, churches, small and large commercial facilities, residential developments, government facilities, and mixed-use developments. Mr. Schiesel specializes in considering all modes of transportation, and can bring non-vehicular analysis methodologies to a project, tailoring approach to specific goals unique to each project's context

Projections for Mr. Schiesel's workload over the next two years indicate that he is available to dedicate the necessary time to this project from start to finish.

SELECT PROJECT EXPERIENCE

Multi-modal System Design/Planning

- DC North-South Corridor Planning Study, Washington, DC
- MWCOG Parking Demand Research Study, Washington, DC
- DC Circulator Transit Development Plan Update, Washington, DC
- Millwood Avenue Corridor Study, Winchester VA
- DC Bike Master Plan, Washington DC,
- 10th Street Mobility Plan, Bloomington, IN;
- The Ohio State University Crosswalks Study, Columbus, OH



CREDENTIALS

Discipline:
Transportation Planning and Engineering

Education:
Master of Science, Civil Engineering, University of Virginia
Bachelor of Science, Civil Engineering, University of Virginia

Registration:
Professional Engineer (Civil), Virginia

Mixed Use Developments

- Union Market Traffic Impact Studies, Washington, DC
- The Wharf/SW Waterfront Redevelopment, Washington, DC
- McMillan Sand Filtration Site, Washington, DC
- Waterfront Station, Washington, DC
- The Yards, Washington, DC
- Curtis Properties, Washington, DC
- Parkside Mixed-Use Development, Washington, DC
- CityCenter DC, Washington DC
- Brookland Manor, Washington DC
- Randall School Redevelopment, Washington, DC

Office/Commercial Development

- Old Post Office/Trump Hotel, Washington, DC
- 1900 N Street NW, Washington, DC
- Pinstripes at Georgetown Park, Washington, DC
- 900 16th Street NW, Washington, DC
- 1700 K Street NW, Washington, DC
- DC USA, Washington, DC
- Florida Rock Development, Washington, DC

Residential

- Ingleside at Rock Creek, Washington, DC
- Monroe Street Market Lot A2, Washington, DC
- M Street Town Center, Washington, DC
- St. Matthews' Redevelopment, Washington, DC

Special Events & Sports Arenas

- DC2024 Olympic Bid Transportation Planning, Washington, DC
- DC United Stadium Transportation Management Plan, Washington, DC
- DC United Stadium Environmental mitigation Study, Washington, DC
- Nationals Park Transportation Management Plan, Washington, DC
- Nationals Park Traffic Operations and Parking Plan, Washington, DC
- Memorial Stadium, Bloomington, IN
- Kennedy Center for the Performing Arts, Washington, DC
- Turning Stone Casino and Report, Verona, NY

Colleges and Universities

- Georgetown University Campus Plan, Washington, DC
- American University Campus Plan, Washington, DC
- Howard University Campus Plan, Washington, DC
- American University Campus Master Plan, Washington, DC
- Indiana University Master Plan, Bloomington, IN
- The Ohio State University Framework Plan, Columbus, OH
- IUPUI, Indianapolis, IN
- University of the District of Columbia, Washington, DC





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EMILY HOTALING EIG

President and Chief Executive Officer

Emily Eig is the founder and president of EHT Traceries, a women-owned company incorporated in Maryland and headquartered in Washington, D.C. As the head of EHT Traceries, she combines management of a fifteen-person firm with her work as an architectural historian and preservation consultant. Her technical knowledge is focused on late 19th- and 20th-century buildings and the integration of new buildings into historic settings, including historic sites, campuses, and districts. It includes a thorough understanding of current historic preservation issues. Her work with federal, state, and local architecture is well known; she has worked in the District of Columbia, Maryland, Virginia, New York, Texas, Louisiana, Pennsylvania, Massachusetts, Illinois, Michigan, and Hawaii. Further, through her role as the head of EHT Traceries since 1989, she has participated in numerous exceptional preservation-related projects around the country.

AREAS OF EXPERTISE

Ms. Eig specializes in late 19th- and 20th-century buildings and the integration of new buildings into historic settings, including historic sites, campuses, and districts. She focuses on public, institutional, military, religious, commercial, theater, commercial, and residential architecture, as well as the history of city planning and 19th and 20th century cultural landscapes. Her expertise in historic and contemporary documentation, construction techniques, building materials, on-site investigation complements her ability to provide creative preservation solutions for individual resources as well as for large-scale settings. As a preservation specialist, she provides direction for compatible new design related to historic buildings, sites, and districts, advises on the interpretation of preservation laws and regulations, and regularly assists owners, developers, architects, and preservation technicians with the interpretation and analysis of historic resources. Her strength related to handling complex projects, including public-private partnerships, is well known.

Over the last thirty years, Ms. Eig has served as Project Architectural Historian and Preservation Planning Consultant for numerous major historic projects in Washington, DC and in other cities around the US. In these roles, she has directed research; prepared Historic Structures Reports and Historic Preservation Plans; advised on local and federal preservation reviews including Determination of Eligibility and Section 106 Memorandum of /Programmatic Agreements; guided efforts to rehabilitate historic buildings using the Secretary of Interior's Standards; and advised on the design compatibility of major new additions to historic buildings and new construction in historic districts. She works on a regular basis with the State Historic Preservation Offices.

She is a considered an expert in architectural history, resource evaluation, preservation planning, federal and state Historic Preservation Certification processes, Section 106 mitigation, and the Secretary of Interior's Standards for the Treatment of Historic Properties. Ms. Eig meets

professional qualifications prescribed by the Secretary of the Interior (36 CFR 61 - Appendix A). She has been accepted as an expert witness before the D.C. Historic Preservation Review Board; the Montgomery County (MD) Historic Preservation Commission; the Prince George's County (MD) Historic Preservation Commission; the Old Georgetown (DC) Board; the Coral Gables (FL) Historic Preservation Commission; the DC Mayor's Agent for Historic Preservation; the DC Zoning Commission; the DC Board of Zoning Adjustment; Superior Court of the District of Columbia; the National Capital Planning Commission; the Maryland-National Capital Park and Planning Commission; and the U.S. Commission of Fine Arts. She has appeared before the Montgomery County (MD) Board of Appeals as a member of the County's Historic Preservation Commission. Ms. Eig has served on Urban Land Institute panels, and was a member of the City of Baltimore Urban Design and Architectural Review Panel for four years. She is currently a member of the Board of Visitors for the Dean of the University of Maryland School of Architecture, Planning and Preservation and the University of Maryland's Department of Historic Preservation's Technical Advisory Committee. Ms. Eig also serves as a member of the Board of the Lambda Alpha International (honorary land economics society), GW Chapter.

SELECTED PROJECT EXPERIENCE

Selected historic preservation planning projects related to Site Master Plans in Washington, DC include:

- Howard University East Campus (Howard University and FGA)
- The Parks at Walter Reed/WRAMC Historic District (HinesUrbanAtlanticTriden / TortiGallas)
- The Yards/ Southeast Federal Center (Forest City Washington / Shalom Baranes)
- The George Washington University (GWU / PerkinsEastman)
- The University of Maryland in Baltimore (UMDB / Donald Kann)
- Armed Forces Retirement Home-Washington (GSA for AFRH / KoetterKim)

Selected projects related to the integration of new architecture into historic settings:

- Howard University-East Campus; Howard Town Center; Rankin Memorial Chapel
- 2607 Connecticut Avenue, NW/ Woodley Park Historic District (Zusin Dev / CORE), 2017-2018
- Building IJ and VU/WRAMC Historic District (HinesUrbanAtlanticTriden / TortiGallas), 2017-ongoing
- West Heating Plant/ Georgetown Historic District (29K Georgetown Acquisitions / David Adjaye), 2015-ongoing
- Whitman-Walker/Greater Fourteenth Street Historic District (Whitman Walker / Seldorf Architects), 2016-2017
- The Yards: Parcels D, O, P, N, L1, L2 (Forest City Washington / Various architects), 2007-ongoing
- 650 Massachusetts Avenue/Downtown Historic District (Gould Properties / CORE), 2010-2017
- Marriott Marquis-Courtyard Residence Inn/Shaw Historic District (Quadrangle Associates / CooperCarry and TVSDesign), 2014-2017
- Goldman Smith Hall/Cornell University Historic District (Cornell University / KoetterKim), 2014-2016

Selected Sections 106, 110, and 111 projects include:

- Carnegie Library Rehabilitation (EventsDC/NCPC/Apple), 2016-ongoing

- Martin Luther King Jr Memorial Library (DCPL/NCPC), 2014-2017
- U.S. Institute of Peace, Buildings 6 and 7 Rehabilitation (USIP/DOS/NCPC), 2014-2015
- Union Station – Washington, DC (FRA/USRC/USInvestco), 2010-ongoing
- Southeast Federal Center (GSA/Forest City Washington), 2003-07; 2010-ongoing
- Walter Reed Army Medical Center (US ARMY/DC/HinesUrban AtlanticTriden), 2014-ongoing
- AFRH Cultural Resource Manager (AFRH) 2008-2014
- O Street Market (HUD/Roadside Development / Shalom Baranes Associates), 2010-2014
- Progression Place (HUD/Four Points Development/ Eric Colbert Architects), 2010-2014
- Ford's Theatre Society Educational Center (Ford Theatre Society/National Park Service/ Martinez+Johnson), 2010-2012
- Ford's Theatre, (Ford Theatre Society/National Park Service/ ASD, Inc.), 2003-2004

Selected individual preservation projects in Washington, DC include:

- Carnegie Library (Apple / Foster and Partners, Beyer Blinder Belle), 2016-ongoing
- Embassy of Hungary (Mega-Logistic/ KCCT), 2017-ongoing
- Chancery of the Embassy of Australia (Embassy of Australia/ BatesSmart, KCCT), 2017-ongoing
- Martin Luther King Jr Memorial Library (DCPL / Martinez+Johnson and Mecanoo), 2014-2017
- The Yards: The Boilermaker Shops; The Foundry; The Lumbershed; Historic Wall and Tower; Parcels D, O, P, N, L1, L2 (Forest City Washington, Various architects), 2007-ongoing
- The Fish Market at The Wharf (PN Hoffmann/ McGraw Bagnoli), 2015-ongoing
- Embassy Building (Embassy of the People's Republic of China / Philip Esocoff), 2008-2010
- Spanish Cultural Center, (Embassy of Spain / KCCT) 2008-2009; 2011
- Embassy of South Africa Chancery (Embassy of South Africa / Davis Brody Bond), 2009-2014
- Howard Theatre (Howard Theatre Restoration/ Martinez+Johnson), 2008-2012
- Georgetown Library (DC Public Library / Martinez+Johnson), 2008-2010
- C&P Telephone Warehouse (NPR / Hickok Cole Associates), 2008-2013
- Arena Stage (Arena Stage / Bing Thom Associates), 2003-2004; 2007
- Studio Theatre (Studio Theatre / William Bonstra Associates), 2002-2005

Selected preservation projects around the United States include:

- Lovett Hall, Houston, TX (Rice University/ KieranTimberlake), 2017-2018
- Hudson Theatre, Manhattan, NY (Ambassador Theatre Group / Martinez+Johnson), 2015-2017
- Loew's Kings Theatre, Brooklyn, NY (ACE Enterprises / Martinez+Johnson), 2010-2015
- Saenger Theatre, New Orleans, LA (ACE Enterprises / Martinez+Johnson), 2009-2014
- Goldwin Smith Hall Ithaca, NY (Cornell University / Koetter Kim and Associates), 2008-2014
- The Riley Ctr for Education & Performing Arts, Meridian, MS (Mississippi State University/ Martinez+Johnson), 2002-2007
- Plaza Theatre, El Paso, TX (Community Foundation of El Paso / Martinez+Johnson), 2001-2006

EDUCATION

The George Washington University, Washington, DC

MAT in Museum Education, 1975; Field of study: Architectural History/Historic Preservation

Brandeis University, Waltham, Massachusetts

BA, Fine Arts (Art History), *cum laude* with departmental honors, 1974.

SARAH VONESH

Director of Preservation Planning & Senior Project Manager
 LEED Green Associate

Originally from the DC area, Ms. Vonesh joined Traceries in 2017 after relocating from Los Angeles, California where she worked as a project manager for a historic preservation consulting firm. Ms. Vonesh has a background in historic preservation and preservation planning. She holds a Master of Science degree in Historic Preservation from Columbia University and a Bachelor of Arts in Historic Preservation and Community Planning from the College of Charleston in Charleston, South Carolina. In her role as Director of Preservation Planning and Senior Project Manager, Ms. Vonesh works on a range of projects involving historic resources. She regularly provides guidance to clients, architects, project teams, and others to plan for and develop appropriate strategies for preservation-related projects, and assists with the design review process, including jurisdictional approvals and public outreach. Ms. Vonesh also performs research and evaluation to determine the context and significance of historic districts and landmarks. Ms. Vonesh has been qualified by the DC Mayor’s Agent as an expert in Historic Preservation and meets professional qualifications prescribed by the Secretary of the Interior for Architectural History (36 CFR 61 - Appendix A and 48 FR 44716).

SELECT PROJECT EXPERIENCE

The Parks at Walter Reed Redevelopment, Washington, DC **2017-Ongoing**

As project manager, provides historic preservation and design consultation services for new construction and rehabilitation projects as part of The Parks at Walter Reed redevelopment within the former Walter Reed Army Medical Center Historic District. This has included guidance on preservation-related approval processes, providing recommendations for appropriate design strategies and preservation within the context of proposed development, participation in presentations to the DC HPRB and others, and participation in hearings by the Mayor’s Agent on Historic Preservation for demolition of select contributing resources. This has included historic preservation consultation for the following projects:

<i>Preservation and New Design Guidelines</i>	2017-2018
<i>Building IJ (New Construction)</i>	2017-Ongoing
<i>Building VU (New Construction)</i>	2017-Ongoing
<i>Parcel WXY (New Construction)</i>	2018-Ongoing
<i>Town Center Plaza</i>	2018-Ongoing
<i>Mayor’s Agent – Demolition Building 38</i>	2018-2019
<i>Mayor’s Agent – Demolition Buildings 31 and 84</i>	2019-2020
<i>Buildings O and P (New Construction)</i>	2019-Ongoing
<i>Historic Buildings 90 and 82</i>	2019-Ongoing
<i>Building 1 – Research and Documentation</i>	2019-Ongoing

Howard University, Washington, DC – Historic Preservation Consultation **2017-Ongoing**

As project manager, provide historic preservation and design consultation services for historic preservation related projects involving Howard University’s real estate portfolio. This includes guidance on preservation-related approval processes, participation in campus planning

processes, preparation of historic research and documentation, evaluation of development proposals for historic preservation impacts, and recommendations for appropriate design strategies. This has included historic preservation consultation for the following projects:

<i>Miner Building</i>	2019-2020
<i>East Campus, School of Divinity</i>	2017-2019
<i>2020 Campus Plan – Historic Preservation Plan</i>	2019-Ongoing
<i>Bond Bread Factory and WRECO Garage</i>	2018-2020
<i>Former Freedmen’s Hospital</i>	2019-Ongoing

Folger Shakespeare Library – Historic Preservation Consultation **2018-2020**

As project manager, provided historic preservation consultation services for preservation-related issues at the Folger Shakespeare Library as part of a major renovation campaign. The library was designed by master architect Paul Philippe Cret and constructed between 1928 and 1932 to house the extraordinary book and rare manuscript collection of Henry C. and Emily J. Folger. Tasks included guidance on preservation-related review and approval processes including participation in review by the DC ANCs 6B and 6C, Capitol Hill Restoration Society, DC Preservation League, DC HPRB, US CFA, and DC DDOT Public Space Committee. This work also included preparation of successful opposition to a landmark amendment application prepared by others that encompassed a rear addition constructed in 1983.

Heyden Observatory, Georgetown University – Historic Documentation and Analysis **2018**

Working as part of a team, participated in a multi-disciplinary survey of the Francis J. Heyden Observatory on the Georgetown University campus. Tasks included historic research and documentation of the building, an evaluation of the existing conditions, and identification of near-term and long-term preservation recommendations.

Barrett House, Fairfax County, VA – Treatment Plan **2018-2019**

As project manager, led the effort to prepare a Treatment Plan for the Barrett House, a single-family house that was built circa 1901 as country house and was later acquired and adapted for use by the DC Workforce and Reformatory located in Lorton, Virginia. The report was prepared for the Fairfax County Park Authority to meet eligibility requirements for the County’s Resident Curator Program. As part of this effort, Traceries lead a team consisting of a structural engineer, MEP engineer, and cost estimator to prepare the Treatment Plan which included documentation of current conditions, a description of the proposed treatment approach in accordance with the Secretary of the Interior’s Standards for the Treatment of Historic Properties, and detailed treatment recommendations.

PA Disaster Planning for Historic Properties – Historic Preservation Consultation **2017-2018**

Working with Vision Planning and Consulting between 2017 and 2018, conducted a Phase II Study, Disaster Planning for Historic Properties Initiative, for four counties across the Commonwealth of Pennsylvania for the Pennsylvania Historic and Museum Commission (PHMC). The Study focused on assessing flood vulnerability of previously identified and surveyed historic resources in Bedford, Cameron, and Monroe Counties, and the City of Philadelphia. Traceries developed historic contexts including discussion of past hazard occurrences that had impacted each county. This assessment was followed by the development of informative and effective preservation-based hazard mitigation solutions to help reduce their vulnerability to natural hazards.

Department of Energy, Germantown, MD – Historic Structure Report **2018-2019**

As part of a team prepared a Historic Structure Report (HSR) for the Department of Energy Campus in Germantown, MD. The campus, which contains five contributing buildings and extensive landscaping, was developed in 1957-1958 to serve as the Atomic Energy Commission headquarters and was listed in the National Register of Historic Places. The HSR documents the history, integrity, and significance of the site and provides a framework for future maintenance and repair. Work involved archival research at the National Archives, National Capital Planning Commission, and Department of Energy. EHT Tracerics also conducted an extensive survey and conditions assessment of the building exterior and interior, which was compared with historic documentation in order to develop a detailed inventory and analysis of extant historic features. The HSR will develop a framework for the continued management and stewardship of this resource.

Solera Reserve, Kensington, MD – Consultation and Historic Structure Reports **2018-2019**

Prepared two Historic Structure Reports (HSRs) – one for the Mizell Building (located at 10500 St. Paul Street in Kensington, Maryland) and one for the adjacent gas station building (located at 10520 St. Paul Street in Kensington, Maryland) – to provide documentation to assist the Montgomery County Historic Preservation Commission in its review of the proposed rehabilitation of the buildings. The Mizell Building was constructed in c. 1902 as a general store, and 10520 was likely constructed in c. 1924 purpose-built as a gas station and garage. Both buildings are considered contributing to the Kensington Historic District. The HSRs document the renovations undertaken throughout the twentieth century to identify and provide recommendations for key character-defining features. Additionally, these reports evaluate existing conditions and make recommendations for their treatment.

Ford's Theatre Society – 512 Tenth Street, NW - Historic Preservation Consultation **2017 – 2019**

As project manager, provided historic preservation consultation to assist the Ford's Theater Society with OTJ Architects with a project involving the existing building at 512 10th Street NW, a contributing resource to the Pennsylvania Avenue National Historic Site. Originally constructed in 1920 as a substation for the Potomac Electric Power Co. (PEPCO) the building was later renovated and adapted in the 1960s as an office for the utility company. The project, which includes renovation of the building with a rooftop addition to provide studio space for the Ford's Theater Society, required review and approval by the DC HPRB. Tasks included review of drawings, providing recommendations for compatibility with the historic building and the surrounding context, directing and participating in outreach with the local ANC and the DC Preservation League, and consultation with HPO Staff.

EDUCATION

Columbia University, New York, New York, Master of Science in Historic Preservation, 2015

College of Charleston, Charleston, South Carolina, Bachelor of Arts in Historic Preservation and Community Planning, 2011

PREVIOUS EXPERIENCE

Chattel, Inc. Historic Preservation Consultants, Los Angeles, CA 2015 –2017
Associate III/ Project Manager for a Los Angeles-based historic preservation consulting firm. Provided historic preservation consultation and participated in project development for projects involving historic resources. Tasks include preparation of Historic Resource Assessments,

California Environmental Quality Act (CEQA) Impacts Analyses, review of projects for conformance for the *Secretary of the Interior's Standards*, preparation of federal historic tax credit applications, National Register and local landmark nominations, Historic American Building Survey documentation, grant management, and local tax incentive applications.

National Park Service, National Capital Region, Washington, DC

June – August 2014

As an Historic Architecture/ Conservation Intern, conducted condition surveys of historic resources and monuments within the Washington, DC area and performed conservation treatments.