

**HOWARD**  
**UNIVERSITY**

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Howard University Community Association

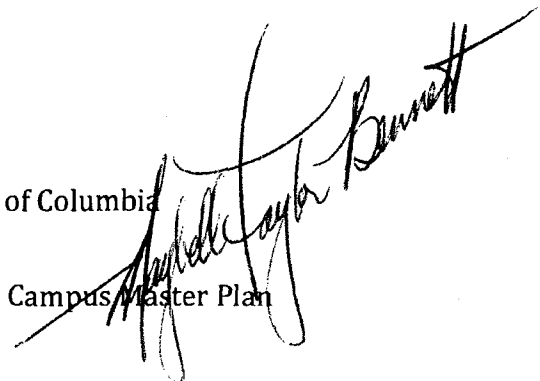
**MEMORANDUM**

**TO:** Anthony Hood  
Chair  
Zoning Commission of the District of Columbia

**FROM:** Maybelle Taylor Bennett  
Co-Chair Howard University-Wide Campus Master Plan  
Steering Committee

**RE:** **Post Hearing Submission**  
**Howard University Campus Master Plan**  
**Case No. 11-15**

**DATE:** 12 December 2011



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At the close of the December 5, 2011 hearing on Howard University's Campus Master Plan, Case No. 11-15, several issues remained outstanding to which the University was asked to respond. In summary, the issues and the University's responses are as follows:

**1. Enrollment and employment benchmarks on Howard students, faculty and staff in a manner that shall not exceed:**

- a. 12,000 students enrolled in classes on the area covered by the 2011 Central Campus Master Plan; and
- b. 7,456 faculty and staff (including the Howard University Hospital).

The University agrees not to exceed these benchmarks and to alert the community, the Office of Planning, DDOT and the Zoning Commission in the event it appears that they may be exceeded. The University will apply for an amendment to the campus master plan for the purpose of increasing numbers if necessary.

**2. Maps showing: existing campus master plan boundaries; and proposed campus master plan boundaries with lots proposed to be added and lots not owned by Howard University proposed for elimination from within the boundaries. See Attachment A.**



**3. Written testimony of the Dean of Special Student Services was requested by the Commission.**

The University is submitting the Dean's testimony. See Attachment B.

**4. List of the University's commitments in fulfillment of the Office of Planning's recommendations**

a. Enrollment benchmarks: 12,000 students enrolled in classes on the area covered by the 2011 central campus master plan; 7,456 faculty and staff (including Howard University Hospital);

b. Central campus master plan validity for a period of 15 years;

c. Anticipated adaptive reuse of the student residences will be that of housing for faculty and graduate students;

d. An application for a campus plan amendment and/or further processing should there be any proposal for structural changes or expansions of the Howard University Hospital;

e. Implementation of a housing plan that will result in providing student residences for at least 70% of the total undergraduate enrollment within the campus plan boundaries;

f. Submission of the existing, proposed and maximum permitted FAR calculations for the entire campus.

1)	Existing FAR	1.25
2)	Proposed FAR with CMP	1.68
3)	Maximum FAR	3.01

g. Continuation of the University's Community Advisory Committee to enhance community relations and address issues of mutual concern.

**5. List of University's commitments in fulfillment of the Department of Transportation's recommendations:**

a. Coordinate closely with DDOT regarding the roadway design of Georgia Avenue to ensure successful improvement of transit facilities, changes to curbside parking, and minimization of vehicular delay on the corridor;

b. Install a new traffic signal at the intersection of College and 4<sup>th</sup> Streets, N.W. prior to the issuance of the Certificate of Occupancy for the new student residences along 4<sup>th</sup> Street.

c. Fund at least one Bikeshare station on the central campus in order to help meet the demand for the bicycle mode of transportation and to connect with new activity centers and residential nodes where Bikeshare bicycles and docks have already been installed.

d. Implement a Transportation Demand Management (TDM) Plan to encourage students, faculty and staff to reduce the number of drive-alone trips to the central campus and increase their use of transit and other alternative modes of transportation. The TDM Plan includes:

- 1) Maintenance of bus stops during construction, should any construction activity necessitate bus stop relocation;
- 2) An increase in the amount of short-term and long-term bicycle parking on campus as described in the TDM Plan submitted to DDOT on November 21, 2011;
- 3) Provision of non-University tenants of new campus master plan buildings the option to purchase or lease parking spaces at market rate, instead of including them in the tenancy lease, thus giving them an opportunity to reduce their use of on-site parking;
- 4) Posting and publication of the final TDM Plan on the University's Parking and Shuttle webpage and in other University media, where commuter benefits and timelines for implementation will be publicized for all faculty staff and students;
- 5) Identification of a TDM Leader;
- 6) Installation of at least one transportation information kiosk per year for the first five years of the campus master plan implementation;
- 7) Establishment of weblinks to commuter support websites;
- 8) Maintenance and improvement of the University shuttle bus service where necessary;
- 9) Expansion of telecommuting practices and the promotion of flextime schedules where appropriate for faculty and staff;
- 10) An increase in the price of parking on University parking lots by 100% for all permit holders on lots with occupancy levels of 80% or greater beginning in school year 2012-2013;
- 11) Encourage an increase in the use of WMATA's SmartBenefits program;

12) Conduct annual modal split surveys and monitoring practices to determine the effectiveness of the TDM measures in reducing the percentage of drive-alone University faculty, staff and students. These will include the establishment of aspirational performance indicators and TDM targets that the University shall use as benchmarks against which to measure progress. The intent is not to penalize the University if the targets are not met, but rather to be able to effectively gauge success in meeting targets. These targets include:

By the end of the first five years of the approved plan:

A reduction in the faculty and staff drive-alone rates to 50%; and/or

A reduction in the percentage of the overall population (including students) who drive alone to 18%.

By the end of the first ten years of the approved plan:

A reduction in the faculty and staff drive-alone rates to 40%; and/or

A reduction in the percentage of the overall population (including students) who drive alone to 15%.

If annual surveys do not show a reduction in the current drive-alone mode percentage and/or the number of parking permits sold, the University will undertake additional TDM measures beyond those listed above in pursuit of the aspirational targets.

e. Commit to an on-going, regular monitoring and reporting program of campus transportation activity, parking and progress on TDM targets to DDOT.

**6. List of commitments made to ANC 1B, ANC 5C, the LeDroit Park Civic Association, the Bloomingdale Civic Association, the Pleasant Plains Civic Association, and the Georgia Avenue Community Development Task Force:**

a. The University agrees to continue convening the Community Advisory Committee (CAC) and have a member of the University's senior leadership in attendance at the meetings.

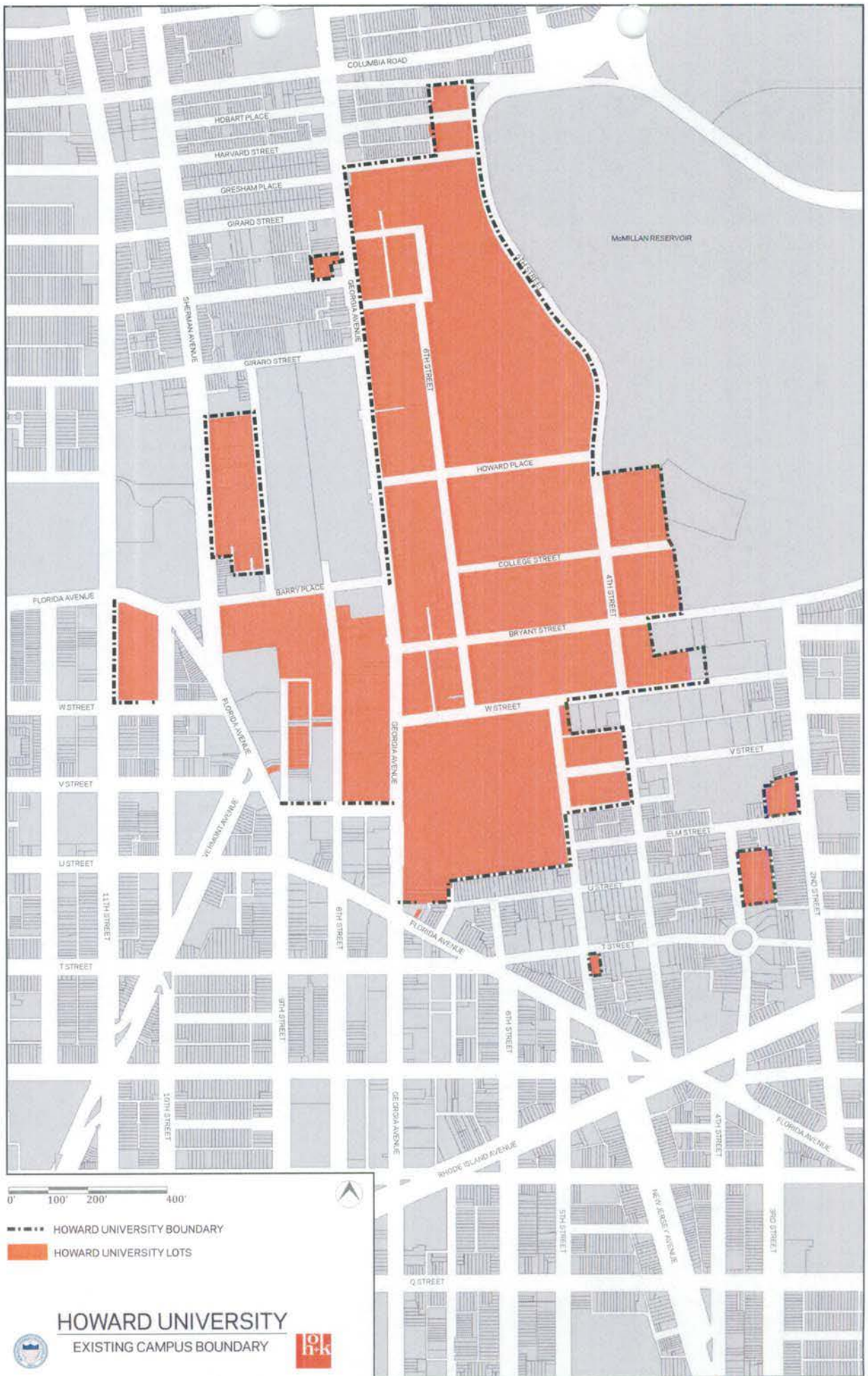
b. In conjunction with each new construction project pursuant to a further processing approval, the University agrees to develop a construction management plan in consultation with community members in order to minimize any inconvenience that construction activities may create for neighbors near the construction sites.

c. In the transition of student residence halls away from use as student housing into faculty and/or workforce housing, the University agrees not to allow the halls to remain vacant for a period of more than one year.

d. In an effort to promote respectful relationships between University students who live in off-campus housing and community residents, the University agrees to implement the following measures:

- 1) the development of an off-campus housing policy that will be published in the student handbook;
- 2) the creation of an inventory of off-campus housing so that students who live off-campus can be readily identified by address;
- 3) a regular convening of students who live off-campus to orient them to the community's history and heritage, introduce them to community leaders, provide them with tips for safety and adjustment to community living and remind them of off-campus housing policies, their rights and responsibilities;
- 4) working with community groups to organize special events where students and neighbors can come together in a pleasant welcoming environment;
- 5) the establishment of a website that:
  - a) provides valuable information to students and community members such as contact information for University staff, MPD, DCRA and community leadership in the event issues arise or complaints need to be filed;
  - b) contains a complaint form that can be filled out on line by any complainant who needs to alert the University of a concern they may have;
  - c) sets forth instructions regarding the procedures that students and community members should follow to have complaints addressed most efficiently and effectively;
  - d) identifies a University staff member who is responsible for monitoring complaints filed and directing them to the appropriate persons to resolve the issues raised;
  - e) identifies issues that should be addressed by the University, MPD, the Landlord Tenant Division of DCRA or others; and
  - f) identifies landlords' and tenants' rights and responsibilities as they relate to off-campus housing in which students reside,

such as safety hazards on the property; overflowing trash problems; overcrowding; rodent and/or insect infestation, etc

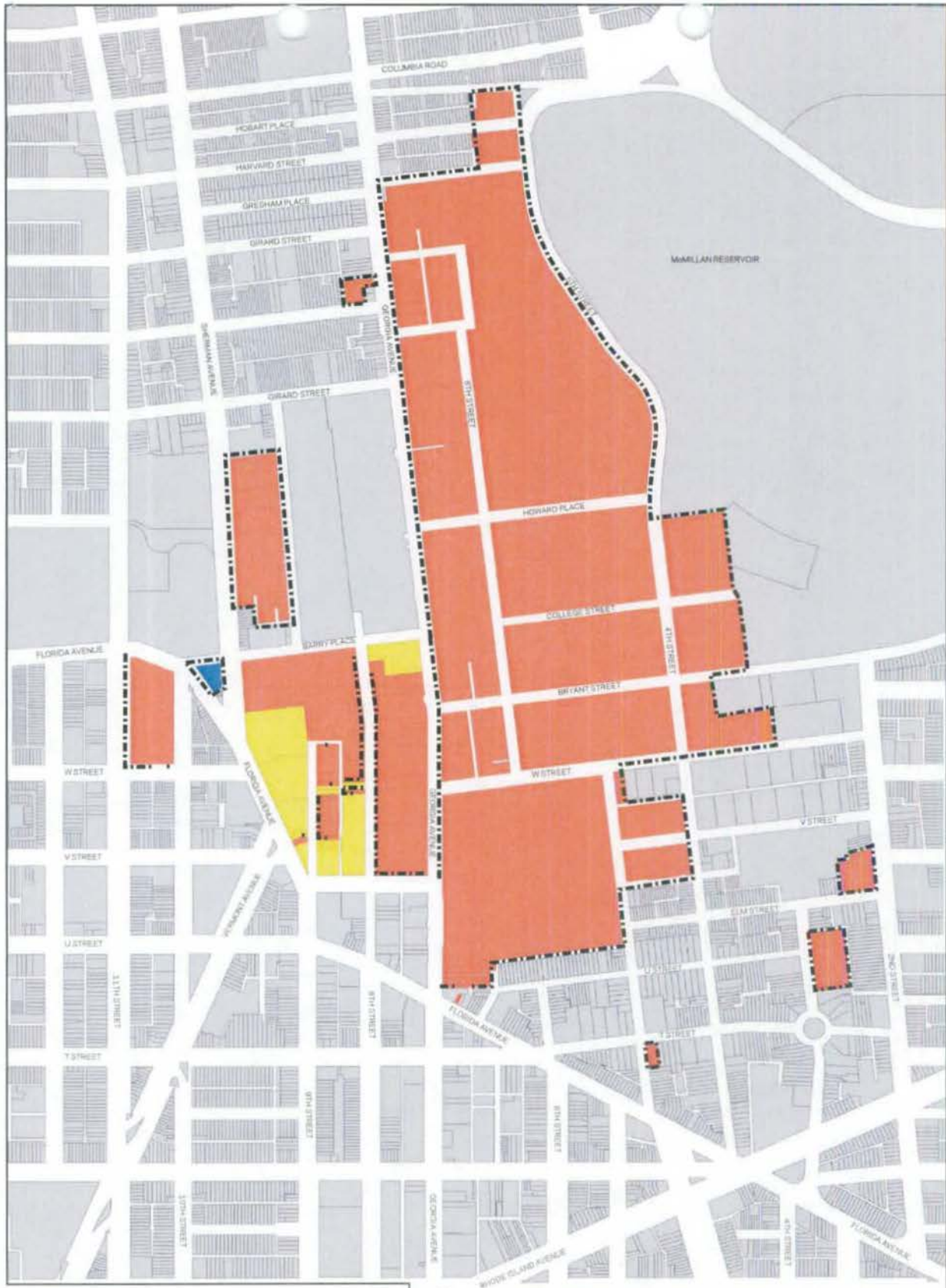


0' 100' 200' 400'



- HOWARD UNIVERSITY BOUNDARY
- HOWARD UNIVERSITY LOTS







0' 100' 200' 400'

- - - - HOWARD UNIVERSITY BOUNDARY  
 ■ ■ ■ ■ HOWARD UNIVERSITY LOTS  
 ■ ■ ■ ■ HOWARD UNIVERSITY LOTS TO BE ADDED TO THE CAMPUS BOUNDARY  
 ■ ■ ■ ■ LOTS TO BE REMOVED FROM THE CAMPUS BOUNDARY

**HOWARD UNIVERSITY**

PROPOSED CAMPUS BOUNDARY WITH LOTS TO BE ADDED AND REMOVED




**HOWARD UNIVERSITY CAMPUS PLAN HEARING**  
**Monday, December 5, 2011**  
**Division of Student Affairs**

I am Elaine Bourne Heath, Dean of Special Student Services, representing the Division of Student Affairs at Howard University. The Division provides oversight for programming, experiences and opportunities for all enrolled students. Currently, the Office of Residence Life houses 4,600 students in the ten (10) residence halls located on the campus and the three (3) halls located off campus. There are seventy-two (72) students living in the contiguous neighbors of LeDroit Park, Bloomingdale and Pleasant Plaines. The Division, because of the vested judicial authority, has responsibility for all students. Student conduct, as codified in the Student Code of Conduct, has a goal of ensuring that student behavior is in concert with and supportive of the University's central purpose and values. To that end, students living in the community are expected to abide by the same rules, policies and protocols that govern students who reside in the residence halls and are held accountable for any behaviors that violate conduct as explicated in the Student Code of Conduct and the Student Hand Book.

The Division of Student Affairs has maintained a long established relationship with the community and has a well articulated plan for receiving and responding to community concerns. Proactively, we meet with representatives from the afore-mentioned neighborhoods, with a view toward maintaining open lines of communications. As a result of the meetings, the Division received several complaints related to noise and disorderly conduct stemming from loud house parties. In response to the concern, a community complaint form was developed so that those community members directly affected by student noise are able to report incidents to this office. When there is a disturbance, the Department of Public Safety goes to the address, closes the party and disperses the students in an orderly manner. The residents of the houses in question are visited by the Dean of Residence Life and the residence hall staff as a reminder of appropriate behavior and the resultant sanctions that may accrue from violations of the Student Code of Conduct.

There is a consistent effort to maintain contact with the students living off campus. The University maintains a data base of students living off campus and automatically sends communication to those students. Additionally, students receive an orientation that prepares them to live in the community.

In an effort to sustain the maintenance of effort, members of the University have convened to develop strategies to ensure that the town-gown relationship is a priority. To that end, a crisis management plan has been developed that will address complaints from the community; a risk assessment plan with protocols will address students who live off campus with a direct line to the Vice President of Student Affairs.

The University values input and welcomes cooperative, collaborative planning, thus, will continue the community planning meetings to develop a robust calendar of activities and programs that capture the interest of the students and strengthen community/university relationships. Some of the nascent plans include the establishment of a web-site for use by the community members and students that will contain information relative to off-campus housing policies, the publication of the Student Code of Conduct, the Community Complaint Form, a registration process for listing houses for rent, a list of activities hosted by the University with special invitations to the community, a list of joint projects and a message board.

As the University implements the Master Plan to reflect changes in the physical environment, the Division of Student Affairs is poised to continue our engagement with the community for a mutually beneficial partnership.

Respectfully Submitted,

Elaine Bourne Heath, Ph.D., Dean