

Summary of Community Commitments

I. Corrected Listing of Lots and Squares in the Notice of Public Hearing

An inadvertent error was discovered by a LeDroit Park resident in the listing of the central campus lots and squares in the Notice of Public Hearing. The notice included properties that were formerly owned by Howard University, but sold as a part of the University's LeDroit Park Initiative. The University corrected the listing of lots and squares to delete the non-University-owned properties, submitted a corrected list to the Office of Zoning, and had the Office of Planning print out a map showing the corrected lots and squares for use in sharing this information with neighbors who might be confused about what is included within the campus plan boundaries.

II. Use of University-Owned Properties Not Included Within the Central Campus Master Plan Boundaries

LeDroit Park neighbors raised several questions about how University-owned properties located outside the Campus Plan within LeDroit Park would be used and what governed their use. A map of such properties was developed along with the listing of the potential uses envisioned for them by the University. In addition, the leadership of the civic association was informed that University-owned properties that are not within the campus master plan boundaries are governed by the same underlying zoning, historic district designation and landmark status designations as any other non-University-owned property in the area.

III. University-owned Vacant Buildings:

The LeDroit Park Civic Association and the Pleasant Plains Civic Association both expressed concerns about University-owned vacant buildings located outside the Campus Plan boundaries including, those that are currently vacant and/or near vacant, and those that are scheduled to become vacant. The University has addressed each of these concerns as follows:

A. LeDroit Park:

The **Mary Church Terrell House, 326 "T" St. NW**, is a National Historic Landmark (as of 1975), and is undergoing restoration activities as funding becomes available. The building is unoccupied. The masonry skin has been restored and two walls have been constructed or reconstructed. Neighbors have expressed a desire for the building to become a museum and cultural center honoring the Terrell Family legacy and telling the story of LeDroit Park. The University continues to seek funding to complete the restoration of the building, and the exterior landscaping is being maintained.

The **Walter Washington Home, 408-410 "T" St. NW**, is a home of special local significance which the University intends to renovate and stabilize for potential use

as a University Guest House. The building is currently unoccupied, and the exterior landscaping is being maintained.

649 Florida Avenue NW is a vacant lot that is fenced in and frequently collects trash. Neighbors have asked, and the University has agreed, that the lot be regularly cleaned, and that the University will explore placing some artwork around the perimeter to keep it from being an eyesore.

Slowe Hall, 1919 Third St. NW, and Carver Hall, 211 Elm St. NW, are currently fully occupied student residences that are slated to be repurposed for residential uses that will not house students. Neighbors have requested, and the University has agreed, that these buildings will not be left vacant for more than one year as their transition to new uses takes place.

B. Pleasant Plains

The **Howard Manor, 654 Girard St., NW,** is an apartment building that is currently occupied, and was at one time being vacated in preparation for redevelopment. As the campus master plan unfolded, and it became apparent that the building would not be redeveloped for some years, the leases were transferred to licenses and the building is now being repopulated temporarily.

The **Effingham Apartments, 2711, 2715, 2719 Georgia Avenue, NW,** are currently vacant. The University has determined that these apartments are in such bad repair that the amount of investment required to bring them back on line, even temporarily, would not be prudent to make given its future redevelopment into the Intercollegiate Athletic Complex. This apartment complex will remain vacant, and the University agrees to maintain the exterior landscaping and keep the hallways well-lit in the evenings.

Square 2877, Lot 967 next door to 2009 Eighth St. NW is a fenced in vacant lot which intermittently collects trash. The neighbors have requested, and the University agrees, that the lot shall be regularly cleaned, and that the University will explore placing some artwork around the perimeter to keep it from being an eyesore.

Drew Hall, 511 Gresham Place, NW is currently a fully occupied student residence that is slated to be repurposed for a use that will not house students. Neighbors have requested, and the University has agreed, that this building will not be left vacant for more than one year as its transition to a new use takes place.

C. Georgia Avenue Community Development Task Force

Vacant Storefronts occur in several places on Howard-owned property along Georgia Avenue (e.g. Wonder Plaza and 2727 Georgia). Neighbors have requested, and the University has agreed that the University will work with the Emergence Community Arts Collective and the Pleasant Plains Workshop to place artwork in the front windows of these facilities so that they stop looking so desolate.

IV. Construction Management Plan

LeDroit Park neighbors asked that since so much construction is expected to ensue in the near term, they would like the University to develop a construction plan with its neighbor community institutions that would help minimize the inconveniences that construction can normally bring about. Such plans would vary from site to site; however, they might include: a way to directly contact an on-site supervisor; the routes trucks would travel to and from the construction sites; how rodents would be controlled; where construction workers would park in the neighborhood, etc. The University agrees to develop construction plans that address these and other concerns of neighbors as they arise around each of the construction projects it sponsors.

V. Continuation of the Community Advisory Committee (CAC)

The LeDroit Park and Pleasant Plains communities, the Georgia Avenue Community Development Task Force, ANC 1B and ANC 5C all conditioned their support of the plan upon the continuation of the Community Advisory Committee (CAC) that was established in 1999 as a condition of the Zoning Commission's approval of University's 1998 Central Campus Master Plan. The CAC has had a member of the University's senior leadership in attendance at the meetings in the past, and the neighbors want the University to continue this practice in the future. The University has agreed to do so.

VI. Improved Management of Students Living in Off-Campus Housing

The Bloomingdale Civic Association, ANC 1B and ANC 5C, the Georgia Avenue Community Development Task Force and the LeDroit Park Civic Association all acknowledged the need for the University to work more closely with its students and its neighbors to foster better relationships between the students who live in off-campus housing and community residents. It has been determined that a more robust infrastructure for managing these relationships is required, and the outlines of what that will take were developed over the summer between University and community representatives. The University has already begun to implement the following measures:

- A. the development of an off-campus housing policy that would be published in the student handbook;
- B. the creation of an inventory of off-campus housing so that students who live off-campus can be readily identified by address;
- C. 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;
- D. working with community groups to organize welcoming events for students;
- E. establishing a website that:

1. 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;
2. 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;
3. sets forth instructions regarding the procedures that students and community members should follow to have complaints addressed most efficiently and effectively;
4. assigns a University staff member to be responsible for monitoring complaints filed and directing them to the appropriate persons to resolve the issues raised;
5. identifies issues that should be addressed by the University, MPD, the Landlord Tenant Division of DCRA or others; and
6. 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.

Howard University's plan for the Residence Life system targets accommodating between 60% and 70% of the total eligible (full time) student population, as compared to the system's existing capacity to house approximately 40% of eligible students. The plan is designed to address several core issues with the existing inventory, including:

- a general lack of system capacity to house the targeted proportion of the student population;
- the inconvenient location of existing residence halls relative to most functions of the central campus;
- the old age of many of the existing facilities and the infrastructure that serves them; and
- disparities between housing types, price points, and access to housing within the system.

To accomplish these goals, the University is committed to the construction of several new residence halls, the renovation of certain existing residence halls, and the replacement of outmoded or sub-par facilities in the housing inventory. In Phase I of the Campus Master Plan, the University will construct over 1,300 new beds to replace facilities that are deemed sub-par for reasons listed above. In subsequent phases, over 1,500 more beds will be constructed to enhance system capacity to meet the targeted 60% to 70% on-campus residency rate. Additionally, approximately 100 beds will be removed from the system through a series of interior renovations focused upon enhancing housing quality through de-densification of living conditions.

Residence halls that are tentatively scheduled for removal from the actively occupied inventory are as follows:

• George W. Carver Hall	58,567 GSF	173 traditional beds
• George W. Cook Hall	83,444 GSF	200 suite-style beds
• Charles R. Drew Hall	88,979 GSF	332 traditional and suite-style beds
• Meridian Hill Hall	182,516 GSF	649 traditional and suite-style beds
• Lucy D. Slowe Hall	93,711 GSF	299 traditional beds

As is evident, the total number of beds being removed from active use by Residence Life at the conclusion of a successful phasing strategy will be approximately 1,650 suite-style and traditional beds. The University is not currently considering monetizing these properties, and as such they will likely be adapted for re-use and maintained as a part of the University's real estate portfolio.

The University does not wish to compromise its capacity to house the existing 40% of eligible students currently residing in the Residence Life system. Therefore, the decommissioning of the aforementioned residence halls will be strategically managed by three primary drivers:

1. the successful opening of newly constructed residence halls;
2. supply as compared to demand for student housing at the time that disposition is being considered; and
3. the University's financial ability to remove the residence hall from a system-wide perspective.

With respect to the residence halls designated for disposition from the Residence Life system, only three of the listed five are expected to be removed from regular student housing uses during the near-term implementation of the Campus Master Plan, namely: Carver, Drew, and Slowe Halls. This group of facilities represents approximately 800 beds designated mainly for freshmen and sophomores.

Unused and underutilized facilities represent both financial and operational risks to the University, and are blights to the surrounding community. It is not the University's intent to leave any properties vacant, unoccupied, or fallow for extended periods of time. Based on the three aforementioned drivers, the University must respond to several market forces that will ensure that decommissioned halls are not underutilized for extended periods of time during the scope of near-term development, as outlined below:

1. **Continued Use:** Any number of residence halls designated for decommissioning may remain in full operation so long as there is still unmet student demand for on-campus housing, and their continuing operation does not jeopardize the required occupancy rates and/or financial performance of newly constructed residence halls. As the University's mission is intrinsically linked to managing the cost and affordability of education, these older residence halls would represent a low-cost option that would be very attractive to a certain segment of the student market. This segment of the student market has been identified as containing more students than these old halls have the capacity to house. Similarly, Meridian Hill Hall could be removed from the Residence Life inventory early, and its student residents relocated to Carver, Drew and/or Slowe Halls in efforts to situate student as close to the campus core as possible.
2. **Swing Space:** Selected residence halls within the system are designated for interior renovation before the reconfigured housing system reaches full maturity. Although renovation work is estimated to be feasible within a three to four month time frame, more extensive renovations could be conducted, or the nature of the renovation work could be such that the schedule lags into the subsequent academic year. This scenario could effectively remove the residence hall being renovated from active use for most of (if not the entire) academic year. The displaced populations from halls under renovation could easily be housed in Carver, Drew and Slowe Halls for a full academic year, until the renovations are complete.
3. **Renovate into Graduate Student Housing:** As planned, the University still faces more than a 500 bed shortfall in terms of housing graduate students, even after the reconfigured system has reached maturity. Adapting any of the near-term disposed residence hall properties into facility types that are appealing to graduate students would certainly help to close the gap between actual and targeted system capacity for this market segment. The re-use of these properties as graduate student housing would obviously ensure that they are not underutilized.
4. **Private For-Profit Development:** Finally, the University has the option of partnering with or procuring the services of a professional development team to redevelop the disposed properties into suitable and appropriate market-driven uses. As the properties are all within zoning districts designated for residential use, barring the attainment of zoning variances, the composition of any developer-driven projects on these properties would be mainly comprised of residential units. Ideally, these residential units would be used to house faculty staff, recent alumni and/or graduate students. This scenario is a likely long-term outcome for these properties.

As market forces are in constant flux, the details of how the University responds to student demand will be largely contingent upon the demand trends and characteristics present at the time that projects are executed. Based upon the various strategies described above, the University is in a position to confidently assert that long-term vacancy of outmoded student housing facilities is not a foreseeable outcome of the student housing plan.

ENROLLMENT*					
	Freshman	Sophomore	Junior	Senior	Graduate
First Time	1,500	0	0	0	1,040
Continuing	500	1,300	1,200	1,200	2,030
Transfers	200	150	30	10	0
Totals	2,200	1,450	1,230	1,210	3,070

TARGETED CAPTURE RATES					
	Freshman	Sophomore	Junior	Senior	Graduate
First Time	100%	0%	0%	0%	50%
Continuing	90%	80%	70%	60%	30%
Transfers	100%	80%	75%	50%	80%

TARGETED CAPACITIES BY CLASSIFICATION (bed counts)					
	Freshman	Sophomore	Junior	Senior	Graduate
First Time	1,500	0	0	0	520
Continuing	450	1,040	840	720	609
Transfers	200	120	23	5	0
Targets	2,150	1,160	863	725	1,129
RA/GA Beds	54	29	22	18	28
Required	2,204	1,189	885	743	1,157

TARGETED CAPACITY (bed counts)		
Undergraduate Target	5,021	82.4% of eligible undergraduates
Graduate Target	1,157	37.7% of total graduate enrollment
TOTAL TARGETED BEDS	6,178	67.4% of eligible enrollment

ACTUAL CAPACITY (bed counts)		
Freshman Capacity	2,150	97.7% of eligible freshmen
Sophomore Capacity	1,160	80.0% of eligible sophomores
Junior Capacity	863	70.2% of eligible juniors
Senior Capacity	725	59.9% of eligible seniors
UNDERGRADUATE CAPACITY	4,898	80.4% of eligible undergraduates
Graduate Capacity	609	19.8% of total graduate enrollment
SYSTEM CAPACITY	5,507	60.1% of total eligible enrollment

	TRADITIONAL		SUITE		APARTMENT	
	EXISTING	DESIRED	EXISTING	DESIRED	EXISTING	DESIRED
Mary M. Bethune Annex	0	0	532	532	25	25
George W. Carver Hall	173	0	0	0	0	0
George W. Cook Hall	0	0	200	0	0	0
Charles R. Drew Hall	320	0	12	0	0	0
Meridian Hill Hall	329	0	320	0	0	0
Lucy D. Slowe Hall	299	0	0	0	0	0
Tubman Quadrangle	669	569	0	0	0	0
Howard Plaza Towers East	0	0	0	0	328	879
Howard Plaza Towers West	0	0	0	0	813	813
4th & College	0	0	0	464	0	0
4th & Bryant	0	0	0	857	0	0
New Project 3	0	0	0	687	0	0
New Project 4	0	0	0	615	0	0
New Project 5	0	0	0	0	0	205
TOTALS	1,790	569	1,064	3,155	1,166	1,717

UNDERCLASSMAN DISTRICT			Population By Classification	
	EXISTING	DESIRED		
Mary M. Bethune Annex	557	557	Freshman	2,150
4th & College	0	464	Sophomore	236
4th & Bryant	0	857	Junior	0
Tubman Quadrangle	669	569	Senior	0
TOTALS	1,226	2,447	RA/GA	61
			Total	2,447

UPPERCLASSMAN DISTRICT			Population By Classification	
	EXISTING	DESIRED		
Howard Plaza Towers East	328	879	Freshman	0
Howard Plaza Towers West	813	813	Sophomore	924
New Project 3	0	687	Junior	863
New Project 4	0	615	Senior	725
New Project 5	0	205	Graduate	609
TOTALS	1,141	3,199	RA/GA	78
			Total	3,199

GRAND TOTAL	2,367	5,646
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* Note: Listed enrollment figures include undergraduate student populations that are eligible for University housing due to their full time status. However, graduate student enrollment includes both full time and part time students.