



Advisory Neighborhood Commission 1B

Government of the District of Columbia

2000 14TH Street N.W., Suite 100B

Washington, DC 20009

202-481-3462

202-870-4202

Juan Lopez 1B07, Chairperson, Ahnna Smith, 1B08, Vice Chairperson

Myla Moss, 1B01, Secretary, Mary Streett, 1B05, Treasurer

Aaron Spencer 1B02, Sedrick Muhammad 1B03, Deborah Thomas 1B04, Charles Meisch 1B06,

Lauren McKenzie 1B09, Tony Norman 1B10, E. Gail Anderson Holness 1B11

November 9, 2011

Hon. Anthony J. Hood, Chairperson
Zoning Commission
Suite 210 South
441 4th Street, NW
Washington, DC 20001

RE: Cases 11-15 and 11-15A: Howard University Central Campus Master Plan and Further Processing for Student Residences

Dear Chairman Hood:

At its regularly scheduled meeting on Thursday, November 3, 2011, (notice of which was properly given and at which a quorum of eight of eleven members was present), Advisory Neighborhood Commission 1B voted unanimously (8-0) to support the Howard University Central Campus Master Plan of 2011, subject to certain conditions:

The Commission's support is conditioned on the following factors:

- I. In order to continue and improve on-going communications between the University and surrounding neighborhoods, Howard University will continue to hold regular meetings with the Community Advisory Committee, at least quarterly, with a vice president of the University present.
- II. The University should not leave any dormitory hall vacant for more than one year, more specifically Slowe, Carver, Drew and Cooke.
- III. Adopt the following off-campus provisions:
 1. The development of an off-campus housing policy that would 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;

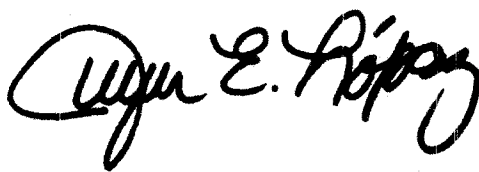
ZONING COMMISSION
District of Columbia

CASE NO. 11-15
EXHIBIT NO. 53

3. 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 welcoming events for students;
5. Establishing 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. assigns a University staff member to be 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.

We ask that the Zoning Commission give great weight to ANC 1B's support and conditions regarding this Central Campus Master Plan and Further Processing application.

Sincerely,



Juan Lopez
Chairperson



Myla Moss
Secretary

cc: Ms. Maybelle Bennett, Howard University
Mr. Ronnie Edwards, Chairperson, ANC 5C



**ADVISORY NEIGHBORHOOD COMMISSION 1B01
Government of the District of Columbia**

September 26, 2011

Ms. Sharon Schellin
Director
Office of Zoning
441 Fourth Street, N.W. Suite 210
Washington, D.C. 20001

Re: Howard University Campus Master Plan

Dear Ms. Schellin:

I am writing in support of the Howard University campus master plan and recommend that the Zoning Commission approve the plan as submitted.

Howard University's goals of improving the quality of life for its students on campus, strengthening its research capabilities and becoming more fully integrated into its surrounding community are all principles that will benefit our community. I am particularly pleased with the University's plans for building new dormitories to house students closer to the central campus, repurposing the dormitories located in my single member district for residential use, and extending "W" Street west from Georgia Avenue to connect with Florida Avenue.

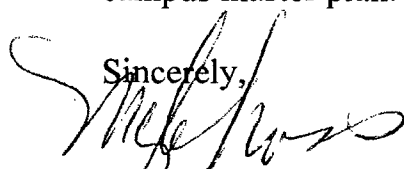
Thirteen years ago, Howard University made major investments in SMD 1B01 through the redevelopment of over 40 properties they owned through the rehabilitation and new construction of homeownership housing which was sold to households of mixed income. In addition, they have assisted local CDCs in redeveloping another 30 units of housing for homeowners of low- and moderate- income, and have contributed to the restoration of two important historic landmarks within my single member district, the Mary Church Terrell House and the historic Howard Theater.

All of these investments have added value to our community and created a catalyst for the transformation of the neighborhood.

The University's close working relationship with the community has been demonstrated throughout its community development efforts in LeDroit Park and in the planning for Howard's future direction over the next ten years. The many campus master plan presentations made to the LeDroit Park Civic Association, ANC 1B, and the ANC 1B Design Review Committee are evidence of these efforts, as are the numerous meetings it has convened of the Community Advisory Committee and the Community Campus Master Plan Task Force.

We support the University's direction and its ongoing commitment to strengthening its community ties, and we encourage you to approve its campus master plan.

Sincerely,

A handwritten signature in black ink, appearing to read 'Myla Moss', written over the word 'Sincerely,'.

Myla Moss
Commissioner ANC 1B01

Advisory Neighborhood Commission 1B11
Dr. E. Gail Anderson Holness, Commissioner
Government of the District of Columbia
2000 14th Street, NW Suite 100B
Washington, DC 20009

September 1, 2011

Ms. Sharon Schelling
D.C. Office of Zoning
441 4th Street, N.W. Second Floor Suite 210
Washington, D.C. 20001

Re: Howard University Campus Master Plan

Dear Ms. Schelling:

Single Member District ANC 1B11 unanimously supports the Howard University Campus Master Plan of 2011.

Ms. Maybelle Taylor Bennett and Mr. Michael Harris of Howard University, along with the architect and facility planner working with Howard on the campus master plan have made the following presentations to constituents of ANC 1B11 on the following dates at its regularly-scheduled meetings:

Thursday, April 14, 2011: Presentation on the overall campus master plan

Thursday, May 12, 2011: Presentation of plans for the underclassman dormitories

In these meetings, Howard University representatives and members of the team answered detailed questions from area residents in attendance at the meeting. It is our understanding that the underclassman dormitories will be among the first developments built if the campus master plan is approved and the residents of ANC 1B11 are the closest resident neighbors to this development.

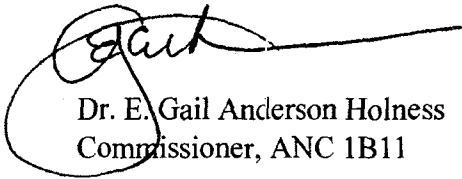
We applaud the University for their policy of bringing their students closer to the main campus. The design of the new dormitories on Fourth Street, the presence of faculty members who will be in residence, and the location of living-learning uses within the buildings are features intended to ensure that the dormitory functions with few, if any, adverse impacts on the surrounding neighbors.

We support the University's objectives of enhancing the students' campus experience, expanding its research capacity and becoming more integrated into the neighborhoods that surround it. Our constituents look forward to the new retail that the University plans to

bring to Georgia Avenue that promises to enliven this entire community

We urge you to approve the Howard University campus master plan.

Thank you,

A handwritten signature in black ink, appearing to read "E. Gail", with a long horizontal flourish extending to the right. The signature is partially enclosed by a hand-drawn circle on the left side.

Dr. E. Gail Anderson Holness
Commissioner, ANC 1B11

RECEIVED
D.C. OFFICE OF ZONING
2011 OCT -7 AM 11:06

Teri Janine Quinn
President, Bloomingdale Civic Association
P.O. Box 1438
Washington, DC 20013
(214) 908-1913
terijanine@gmail.com

September 20, 2011

Ms. Sharon Schellin
D.C. Office of Zoning
441 Fourth Street, N.W. Second Floor Suite 210
Washington, D.C. 20001

Re: Howard University Campus Master Plan

Dear Ms. Schellin:

At its regularly-scheduled meeting of September 19, 2011, the Bloomingdale Civic Association (BCA) voted to support the Howard University Campus Master Plan.

The University's plan to: build residence halls to house its students closer to the central campus; maintain a steady enrollment that would not exceed 12,000 students; and initiate transportation measures that encourage alternate modes of transportation to and from the campus, are among the features of the plan that the BCA found most favorable to the well-being of our residents.

Representatives from Howard attended BCA meetings to discuss the campus master plan: on April 18th, where the overall plan was described; on May 16th with a presentation about the underclassman dormitories; on June 20th to describe proposed zoning changes, alley closures and the boundary expansion; and on September 19th to describe ongoing discussions between the University and the city regarding alternative east-west connecting streets in the block west of Georgia Avenue between Barry Place, V Street, Sherman and Florida Avenues.

In addition, the University is responding to the concerns of Bloomingdale residents who want to encourage respectful relationships between themselves and Howard students who live in the off-campus housing in this neighborhood. Based on the discussion that took place at the Community Campus Master Plan Task Force meeting of June 27th, the University's Student Affairs officials described actions they were undertaking at that time and plans they had to create an infrastructure that would support such relationships. This would include:

1. the development of an off-campus housing policy that would be published in the student handbook;

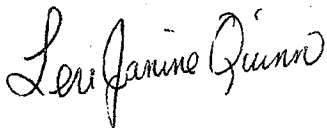
ZONING COMMISSION
District of Columbia

CASE NO. 11-15
EXHIBIT NO. 17

2. the creation of an inventory of off-campus housing so that students who live off-campus can be readily identified by address;
3. 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 welcoming events for students;
5. establishing 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. assigns a University staff member to be 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.

The Bloomingdale Civic Association requests that the Zoning Commission approve the Howard University campus master plan with the condition that the off-campus student housing provisions listed above be implemented.

Sincerely,



Teri Janine Quinn
President, Bloomingdale Civic Association



October 7, 2011

Ms. Sharon Schellin
D.C. Office of Zoning
441 Fourth Street, N.W. Suite 210
Washington, D.C. 20001

Re: Case 11-15 and 11-15A Howard University
Campus Master Plan and Further Processing

Dear Ms. Schellin:

The Development Corporation of Columbia Heights (DCCH) supports the Howard University Campus Master Plan and encourages the Zoning Commission to vote for its approval.

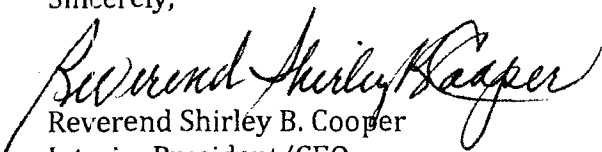
DCCH has long recognized Howard University as a major economic engine along Georgia Avenue. The University's plan to build housing, retail, recreation, inter-collegiate and academic uses creates a long-awaited framework for the potential investment of private capital in the area.

DCCH has been active on Howard's Community Advisory Committee, the Community Campus Master Plan Task Force, and the Georgia Avenue Community Development Task Force. We are familiar with the local community's desire to see development, jobs and business opportunities come to this neighborhood as they are beginning to flourish in other neighborhoods across the city.

Howard University's campus master plan, once implemented can easily have the effect of accelerating the growth and prosperity in this community that will benefit area neighborhoods, the University and the city as a whole.

We hope you will approve the plan and jumpstart the revitalization of this segment of Georgia Avenue.

Sincerely,


Reverend Shirley B. Cooper
Interim President/CEO

October 28, 2011

Mr. Anthony Hood
Chair, Zoning Commission of the District of Columbia
c/o Ms. Sharon Schellin
District of Columbia Office of Zoning
441 Fourth Street, N.W. Second Floor Suite 210
Washington, D.C. 20001

RE: Cases 11-15 and 11-15A Howard University Campus
master Plan and Further Processing for Student Housing

Dear Chairman Hood:

The Georgia Avenue Community Development Task Force (GACDTF) supports the 2011 Howard University Campus Master Plan and the Further Processing for the student residences located on Fourth Street, N.W. with the following conditions:

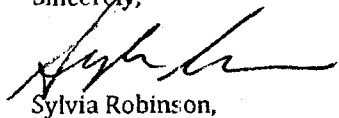
1. that the University continue to convene Community Advisory Committee meetings on a quarterly basis, with a member of the University's senior leadership attending the meetings;
2. that University student housing facilities that are vacated are not left vacant for a period of more than one year; and
3. that the University strengthen its infrastructure for improving relations between its students who live in off-campus housing and the residents who live in the communities where they reside along the lines recommended by the ANC 1B Design Review Committee.

The GACDTF is an organization with over 500 members on its mailing list who represent merchants, non-profit organizations and individual community residents. It was founded in December of 2009 to promote active citizen involvement in the redevelopment of Georgia Avenue. The Howard University Campus Master Plan has been the subject of a number of Task Force meetings, and represents an opportunity to enliven Georgia Avenue with additional retail, jobs and business opportunities in the area.

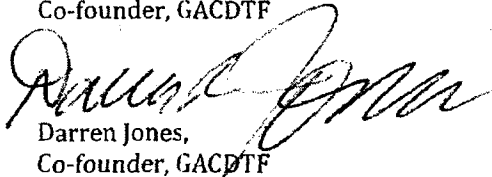
The GACDTF intends to continue to work closely with the University to ensure that these opportunities benefit area stakeholders and that the plan's goal of continuing to sensitively integrate the University within the community is fulfilled.

We hope you will vote to approve the plan with the conditions as outlined above.

Sincerely,



Sylvia Robinson,
Co-founder, GACDTF



Darren Jones,
Co-founder, GACDTF



LeDroit Park Civic Association

November 3, 2011

Advisory Neighborhood Commission 1B
2000 14th Street NW
Suite 100B
Washington, DC 20009

Re: Cases 11-15 and 11-15A, Howard University Campus Plan and Further Processing

Commissioners:

At our regular meeting on September 27, 2011, the LeDroit Park Civic Association voted to support the Howard University Campus Plan **with the condition that Howard University be prohibited from leaving Slowe or Carver Halls vacant for more than one year.**

The university has made great strides in reducing its portfolio of vacant and blighted properties in LeDroit Park. However, the civic association worries that as the university shifts students out of Slowe and Carver Halls per the university's campus plan, the university might leave the buildings vacant for unreasonable lengths of time. Vacant buildings attract crime and lower the quality of life for all residents.

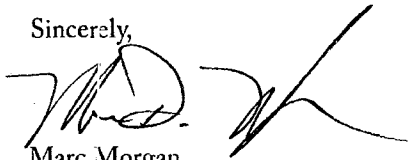
Campus plans and legally binding Zoning Commission orders are the best means LeDroit Park residents have to protect themselves from potential blight and vacancy.

Similarly, residents have requested that the university, before commencing construction projects, plan to minimize negative impacts of construction on the community. Such plans should address the routes trucks will take to and from the sites, rodent control, workers' parking locations, and other common construction issues.

The LeDroit Park Civic Association is a member of the university's Community Advisory Committee and was represented on its Community Campus Master Plan Task Force at almost every meeting.

We wish to commend Mrs. Maybelle Bennett, a Howard University official who has dutifully updated the association at several of our regular meetings over the past few months. Mrs. Bennett's consultations with the neighborhood in these and other fora have helped guide a campus plan process that was inclusive, informative, respectful, and collaborative.

Sincerely,



Marc Morgan
President



LeDroit Park Civic Association

November 3, 2011

Ms. Sharon Schellin
D.C. Office of Zoning
441 Fourth St NW, Suite 210
Washington, DC 20001

Re: Cases 11-15 and 11-15A, Howard University Campus Plan and Further Processing

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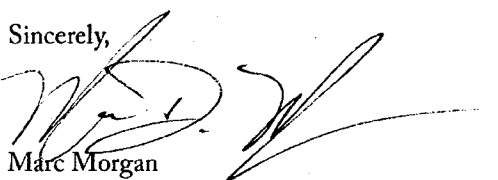
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The LeDroit Park Civic Association is a member of the university's Community Advisory Committee and was represented on its Community Campus Master Plan Task Force at almost every meeting.

We wish to commend Mrs. Maybelle Bennett, a Howard University official who has dutifully updated the association at several of our regular meetings over the past few months. Mrs. Bennett's consultations with the neighborhood in these and other fora have helped guide a campus plan process that was inclusive, informative, respectful, and collaborative.

Sincerely,



Marc Morgan
President

PLEASANT PLAINS CIVIC ASSOCIATION
SINCE 1921

October 31 2011

Ms. Sharon Schellin
District of Columbia Office of Zoning
441 Fourth Street, N.W. Second Floor Suite 210
Washington, D.C. 20001

RE: Cases 11-15 and 11-15A Howard University
Campus Master Plan and Further Processing for
Student Housing

Dear Ms. Schellin:

The members of the Pleasant Plains Civic Association in attendance at the meeting held on Saturday, October 8, 2011 voted to support Howard University's campus master plan for 2011, with the following conditions:

1. In order to continue and improve on-going communications between the University and the Pleasant Plains Civic Association community the University should continue to hold regular meetings with the community advisory committee, at least quarterly, with a vice president of the University present.
- 2... The University should not leave any dormitory hall vacant for more than one year, more specifically Drew Hall.

The Pleasant Plains neighborhood looks forward to the revitalization of Georgia Avenue and the role the University's campus master plan will play in making this a reality, so we urge your support of the plan with the conditions listed above.

With regards,


Darren Jones
President
Pleasant Plains Civic Association

Anticipated Letter from ANC 5C

On Tuesday, November 15, 2011 at their regularly-scheduled monthly meeting, Advisory Neighborhood Commission 5C voted unanimously to support the Howard University Campus Master Plan with the same conditions as outlined in the adjoining ANC 1B.

The letter from ANC 5C is forthcoming.