

GOVERNMENT OF
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

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PUBLIC HEARING

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IN THE MATTER OF: :

:

Howard University, : Case No.

2020-2030 Campus Plan/ :

Central Campus : 20-08

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MONDAY

APRIL 5, 2021

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The Public Hearing of Case No. 20-08 by the District of Columbia Zoning Commission convened via Videoconference at 4:00 p.m. EDT, Anthony J. Hood, Chairman, presiding.

ZONING COMMISSION MEMBERS PRESENT:

- ANTHONY J. HOOD, Chairperson
- ROBERT MILLER, Vice Chairperson
- PETER SHAPIRO, Commissioner
- PETER G. MAY, Commissioner
- MICHAEL G. TURNBULL, Commissioner

OFFICE OF ZONING STAFF PRESENT:

- SHARON SCHELLIN, Secretary
- PAUL YOUNG, Zoning Data Specialist

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OFFICE OF PLANNING STAFF PRESENT:

MAXINE BROWN-ROBERTS

The transcript constitutes the minutes from the Regular Public Hearing held on April 5, 2021.

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P-R-O-C-E-E-D-I-N-G-S

(4:00 p.m.)

CHAIRPERSON HOOD: Good afternoon, ladies and gentlemen. This is a public hearing of the Zoning Commission for the District of Columbia. Tonight's case is Zoning Commission case 20-08. This is the Howard University 2020 through 2030 campus plan/central campus. Again, today's date is April the 5th, 2021.

We are convening a broadcast of this public hearing by video conferencing. My name is Anthony Hood and I am joined by Vice Chair Miller, soon to be vice -- soon to be joined by Vice Chair Miller, Commissioner Shapiro, Commissioner May and Commissioner Turnbull. We are also joined by the Office of Zoning Staff Ms. Sharon Schellin, our secretary and Mr. Paul Young who will be handling all of our virtual operations. I will ask all others to introduce themselves at the appropriate time.

The virtual public hearing notice is available on the Office of Zoning's website. This proceeding is being recorded by a court reporter and is also -- and the platforms used are Webcast Live, Webex and YouTube Live. The video will be available on the Office of Zoning's website after the hearing. All persons planning to testify should have signed up in advance and will be called by name at the appropriate time. At the time of sign-up, all participants will complete the oath or affirmation required by Subtitle Z 408.7. Accordingly, all those listening on Webex or by phone will be muted during the hearing and only those who have

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signed up to participate or testify will be unmuted at the appropriate time. When called, please state your name and home address before providing your testimony. When you are finished speaking, please mute your audio. If you experience difficulty accessing Webex or with your telephone call-in or have not signed up, then please call our OZ hotline number at 202-727-5471. If you wish to file written testimony or additional supporting documents during the hearing, then be prepared to discuss -- describe and discuss it at the time of your testimony.

The hearing will be conducted in accordance with provisions of 11-Z DCMR Chapter 4 as follows: preliminary matters, the Applicant's case. The Applicant has up to 60 minutes. I see where they asked for 60 to 70. I would ask them to keep it to 60 because our regulations say 60. I'm going to make sure we stay complying. Also, collectively with the parties in support which we'll hear from after the ANC report, I don't think we have any parties in this case other than ANC, report of other -- report of the Office of Planning and District Department of Transportation, report of other government agencies, report of the ANC, testimony of organizations will have five minutes and individuals three minutes and we will be hearing the following order from those in support, opposition and undeclared and then we will have rebuttal and closing by the Applicant. Again, the Office of Zoning hotline number for any problems is 202-727-5471 for any concerns during these proceedings.

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At this time, the Commission will consider any preliminary matters. Does the staff have any preliminary matters?

MS. SCHELLIN: Yes, sir. Just a couple of things. Let's see. First of all, the president of Howard University is in California and he's not going to join right away but we're expecting him at 4:45 and we're hoping that the Commission will be able to take him when he comes on out of order and will be able to ask their questions and the ANC do their cross whenever he can get on. Due to another commitment, he is a doctor and I don't know what his schedule is but I know that he is planning to get on here as soon as he can. So that first. The --

CHAIRPERSON HOOD: Let me respond to -- let me respond --

MS. SCHELLIN: Yes.

CHAIRPERSON HOOD: -- to that first, Ms. Schellin. You know I can't -- if I take too much I'm going to go crazy.

MS. SCHELLIN: Yes, sorry.

CHAIRPERSON HOOD: -- let me respond, let me respond to that first.

MS. SCHELLIN: Okay.

CHAIRPERSON HOOD: If there are no objections we will accommodate Dr. Frederick when he comes on, especially during this time. I know being the president, as I've done with other universities, we know they're busy and also he's in the medical profession, right now is really a time to be busy. So we will

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accommodate him when he comes on so just know I don't where we'll be when he tunes in but we will stop at a segue at some point as soon as he comes on and go to that and we will follow in the process in which Ms. Schellin just laid out.

MS. SCHELLIN: Yes, sir.

CHAIRPERSON HOOD: Okay. Next.

MS. SCHELLIN: So at Exhibit 1C the Applicant is asking for a waiver. They submitted a correct list of lots and squares that are included in the campus plan. As this Commission is aware, Howard removed some squares and lots and there were some changes throughout the years and so they submitted that list, updated list at Exhibit 1C which calls some errors in the public hearing notice which I'm sure Cynthia Giordano will bring up at the appropriate time. But I just want the Commission to rule on that waiver request at Exhibit 1C.

CHAIRPERSON HOOD: Commissioners, any objections to the corrections? Not seeing any?

MS. SCHELLIN: Okay.

CHAIRPERSON HOOD: Let me just read -- Ms. Schellin, let me just read this into the record and I take this straight from, I think counsel has advised us to read this into the record and I'm sure Ms. Giordano will mention it, but I want to read what I have.

Lot 217 and square 2872 was a typo and has been corrected to lot 271. Lot 822 which does not exist was erroneously included in square 2872 and has been removed. Lot 930

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and 933 and square 280 -- 2877 were accidentally included but have already been removed from the campus plan by Zoning Commission Order No. 11-15J so they have been removed. Also the reference of Lot 0036 and square 3065 was in error and has been corrected to Lot 0834. So I read that into the record and I'm sure Ms. Giordano may correct me if I said any -- if I misstated anything or if I messed it up even more. Okay, Ms. Schellin. Next.

MS. SCHELLIN: Okay. Thank you. The posting affidavit is in the record and this case was originally scheduled for an earlier hearing date but was postponed to accommodate the ANC and the affidavit of maintenance, there was some delay in getting that submitted which it has not been submitted but I spoke to Ms. Giordano today and they are ready to submit it. There was some delay in getting the pictures due to the fact that the campus is not fully staffed and so getting the pictures and everything, it was just a delay in getting it notarized. So she does have that.

She's going to ask the Commission to accept several documents. She did not get them submitted 24 hours ahead of time.

A couple of things will be ask the Commission to waive the rules to accept her Affidavit of Maintenance, a couple of corrections to her PowerPoint presentation which I think were made due to a conversation with the Office of the Attorney General and I think some far calculations also. She'll bring that up in her preliminary but the Affidavit of Maintenance I did because that's something I usually report on and so that she will bring up at

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that time. I just wanted to make you aware of that.

Their proffered expert witnesses will not testify, however they are proffering them as experts in case there are questions. Robert Schiesel in transportation, previously accepted. Emily Eig in Historic Preservation, previously accepted with EHT Traceries, and Sara Vonesh, we did not find her as previously accepted. She's also with EHT Traceries and Historic Preservation. Her resume is at Exhibit A, page 9. I'm sorry, Exhibit 14, tab A, page 9, also Historic Preservation, if the Commission wants to consider her as an expert also.

CHAIRPERSON HOOD: So let me -- the only person we are dealing with out of all that is Ms. Sara Vonesh as --

MS. SCHELLIN: Yes.

CHAIRPERSON HOOD: -- Ms. Schellin already stated Exhibit 14, which is A, Exhibit A, page 9. Also along Ms. Eig is the Historic Preservation expert. Let me open it up, colleagues, let me hear from my colleagues.

COMMISSIONER MAY: Yes. I'm not sure -- can you hear me?

CHAIRPERSON HOOD: Commissioner May? Yes.

COMMISSIONER MAY: Yes. Okay. So I'm not sure why we would need to have two experts in Historic Preservation if Ms. Eig is available as the expert. I would rely on her. I would also state that Ms. Vonesh's experience is not quite at the threshold that we would ordinarily look for. I think we try to, you know,

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think about folks as having at least ten years active experience in the field and unless there's some sort of licensure requirement which I don't think there is in this circumstance, and so I don't think it's really necessary so I don't know that we would really want to do it. I don't know what others think.

CHAIRPERSON HOOD: Okay. Any others? I don't hear from others. We will accept what Commissioner May has mentioned because I totally agree with him unless I hear from others. Okay.

So we would ask Ms. Vonesh to continue to -- she can provide testimony on and continue to work, but we will have -- just keep our previously accepted status from the Historic Preservation with Ms. Eig. Okay. Anything else, Ms. Schellin?

MS. SCHELLIN: That is it. That's all of the preliminary, other than to say that the Applicant updated today. They only need 45 minutes.

CHAIRPERSON HOOD: Okay. All right.

MS. SCHELLIN: And it may not take that long.

CHAIRPERSON HOOD: Okay.

MS. SCHELLIN: And Maxine Brown-Roberts is here from the Office of Planning and I'm not sure who will be here from DDOT just yet.

CHAIRPERSON HOOD: Okay.

MS. SCHELLIN: Kelsey Bridges maybe.

CHAIRPERSON HOOD: Okay. So let's bring everybody up who's going to be making a presentation to us. And Ms. Giordano,

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if you can introduce everyone and I'll turn it over to you when you get set, and you may begin.

MS. GIORDANO: Yes. Good afternoon. Can you hear me?

CHAIRPERSON HOOD: Yes, we can.

MS. GIORDANO: Okay. Good afternoon. My name is Cynthia Giordano with Saul Ewing Law Firm representing the Applicant Howard University this afternoon. We have a number of witnesses starting out with Anthony Freeman and Derrek Williams. They are our primary witnesses and as, first should I start with the preliminary matters that Ms. Schellin raised? I think that would be appropriate.

CHAIRPERSON HOOD: Yes, Ms. Giordano. I think that's the best way as we move into this, that would be good.

MS. GIORDANO: Okay. So Mr. Chairman, you correctly noted the lots and square corrections but I just wanted to mention that we didn't, you know, not include something that should have been included. So from a notice standpoint, I don't see that there would be any prejudice to any party and so I would ask that the Commission would accept those corrections and then the additional items that I wanted to proffer today include the posting Maintenance Affidavit and the additional items beyond that are -- include really generated from a email that we received from the Office of Attorney General on Saturday asking that we include FARs by lots and not just by squares. So that is an inclusion in the materials that we want to submit now, and then there was

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another issue with regard to two apartment-style student residences on the west side of the campus that we had included with the presumption that we would be seeking a map amendment and the Office of Attorney General asked us to really just submit, resubmit those graphics and the information for those proposed buildings on the basis of the existing zoning. So those are two exhibits that we have inserted into the PowerPoint presentation, and then we've just added two additional graphics at the very end for Dr. Frederick to speak from. So I would ask that the Commission accept those items into the record.

CHAIRPERSON HOOD: Thank you. Commissioners, any objections? From nodded heads, anybody objecting raise your hand. Okay. No objections, Ms. Giordano. You may continue.

MS. GIORDANO: Okay. Thank you. So at this point I would just like to introduce Anthony Freeman. Mr. Freeman is in charge of real estate for the university and he is really speaking as an update generally with regard to the properties that we extracted previously from the campus plan. We've extracted them for the purpose of facilitating development and I think he's just going to give you a couple of minutes of sort of what the university has been doing in that area.

MR. FREEMAN: Thank you, Cynthia. Good afternoon, Chairman Hood, members of the Commission. I'll keep my remarks brief. We're excited to present our campus master plan to the Commission. As Cynthia mentioned, we have been pretty active in

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addressing some urgent needs on the campus from an infrastructure standpoint but additionally we've been actively in the market with a number of RFPs and developer negotiations, most notably the Bond Bread and WRECO project which we've awarded last year and we're making headway. You'll be seeing that soon.

I just -- safe to say that we're excited about moving forward. There's a lot of momentum at the university. I'm sure my colleague, Derrek Niec-Williams, will talk about the Howard Forward Strategy and again I know Dr. Frederick will speak much more in detail about that. So again, thank you for your consideration and look forward to provide any input during the process. Thank you very much.

MS. GIORDANO: Derrek, did you want to proceed with the PowerPoint presentation?

MR. NIEC-WILLIAMS: Absolutely. We just wanted to make a few more introductions really quickly before I get started. But greetings and good afternoon everyone, Commissioners, staff, agency representatives, members of the public and the extended Howard family. My name is Derrek Niec-Williams and I'm honored to serve as the executive director for Campus Planning, Architecture and Development at my beloved alma mater Howard University. For the record, the work address is 2244 10th Street, Northwest, Suite No. 223 and as our counselor mentioned we will be joined by the 17th president of Howard University, President Wayne A. I. Frederick who is on travel later in these proceedings, so please

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excuse in advance any interruptions may cause Chairman Hood and others.

We would like to start off by actually thanking the Zoning Commission and ANClB specifically for Zoning Order 11-15F which we call the extraction order. This order adjusted the campus boundary to position several surplus and non-core properties for matter of right use and the economic engine enabled by this order is really the financial underpinning that will help realize this master plan overall. So I just wanted to highlight that in the spirit of what Mr. Freeman cited before.

That being said, I also wanted to point out that Howard University filed the initial version of this 2020 plan on April 1st, 2020, nearly one year ago almost to the day and we raise this point simply to address two important items before we get started.

The first, and we won't belabor it, but our current virtual format of this hearing itself is a testament to the far reaching impacts of Covid 19 on our planning and engagement processes throughout this master plan, and second point is that in December of 2019 Howard University's own Maybelle Tayler Bennett took a well deserved retirement after years of tireless service to both Howard and to the surrounding communities. We don't believe we are overstepping to say that Ms. Bennett's impact on town-gown relations requires no introduction to this Commission. She is a true ambassador and left very large shoes, heels in fact, to fill not to mention the years of knowledge tucked neatly into her

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signature head wrap.

So with that, with great pleasure that we introduce Dr. Joe Leonard, Junior, whom I've never seen in heels or a head wrap but has certainly stepped up to the plate in his role as the new director of the Howard University Community Association effective March, 2020. Joe has been a pivotal player in our numerous community engagement activities throughout this plan and beyond. He organizes our regular CAC meetings and has already taken steps to establish the affordable housing CAC subcommittee that was requested by neighbors as a part of this process. So I'm not sure if Mr. Leonard is on but he sends his regards and I just wanted to make sure to introduce him.

And then lastly would like to introduce the two subject matter experts on the record, Mr. Robert Schiesel, Gorove Slade, who is our transportation consultant and Ms. Emily Eig at the EHT Traceries, who is our Historic Preservation consultant. So without further adieu, we will provide an overview of the 2020 master plan. Would you please put up the PowerPoint?

If you would progress to page 2 of the PDF. So overall I wanted to present this entitlements plan which is rooted, as mentioned earlier, in the Howard Forward Strategic Plan. That plan has five pillars and also it has a great work that's put into prioritization that President Frederick will speak to a little bit later. A couple of key items to note here in terms of our institutional considerations in approaching this plan were to

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optimize land use which was embolstered and does include activities such as the extraction order that I referenced earlier, but also to increase animation through interdisciplinarity and more interdisciplinary facilities on campus and generally to maintain flexibility under this entitlements plan using three main tenets. First being preservation, second being innovation and the third being activation.

If we can progress to slide No. 3. Thank you. So the goals that we set forth as part of this 2020 master plan were generally twofold. They belong to two general categories, the first being academics and the second being campus life. An overview here in a nutshell of the academic side is really, as I mentioned before and you will hear it again, to provide interdisciplinary facilities to promote more cross-pollination and more unanimity of experience between the various programs, schools and colleges that we offer at our educational institution. So specifically a few projects that we'll highlight later are arts and communications facilities, STEM, health sciences facilities and also a new world class urban teaching hospital to replace our current hospital and our current medical office building and oncology center.

On the campus life side, it's important to the institution to continue providing new and attractive apartment-style housing to enable more of our constituents and campus students to live near our central campus and all of the academic

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offerings. In addition, having space for students to focus on activities, wellness to recreation and socializing are also important and so we've included two facilities, a union and fusion building to address that. Lastly, we're going to provide support for our intercollegiate (phonetic) athletics programs with a new annex that is located along Georgia Avenue.

Next slide, please. So these are the planning principles that we set forward and if many of you are likely familiar with the 2011 master plan, these principles have not substantially changed. The verbiage may have been slightly tweaked for certain grammatical corrections and whatnot but overall the principles are aligned with those 2011 plan principles and really as I mentioned before supporting the academic mission and improving campus quality of life are front and center, but also advancing smart and urban sustainable urban design, improvements to the public realm, walkability and connectivity, community engagement as well as sensible approaches towards sustainability and an overall reduction in carbon footprint.

Can we jump to the next slide. The existing central campus is typically staffed by about almost 3,000, about 2,900 employees and that's not inclusive of the 1,680 Howard University hospital employees and they serve a typical historical enrollment of about 10,000 students. So just notable here on our existing campus, and I won't belabor it as many of you are familiar with it, we have about almost 6 million square feet of enclosed feet in

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over 74 buildings on the central campus and really the campus is split into three main zones as we see it. The north zone of campus which more so functions with events and athletic activities with Greene Stadium, Cramton Auditorium and the Burr Gym on the north side of campus. Then the campus core which is really characterized by the two large open green spaces, the upper and lower quadrangle or The Valley and The Yard as they are affectionately called. The southern section of campus is really where most of our health science activities are located as well as the university's hospital and then last but not least we do have three distinct housing zones, one on the east side of campus close to the McMillan Reservoir which is mainly for our underclassmen freshmen and sophomores and then one on the west side of campus and the Towers along Barry Place which primarily houses our upperclassmen as well Drew and Cook Halls to the north of our campus near the event zone.

If we can jump to the next slide, please. This is the overall proposed entitlement plan and I think it goes without saying that many of the details are intended to be addressed in further processing for each of these individual projects. So, you know, for the record this is intended to be, as most master plans are, a flexible framework which establishes zoning envelopes in which design will occur. So you can see the new proposed projects there highlighted in yellow and we actually will elaborate further on each project in just a moment after we go through some campus

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wide items.

But one point that I wanted to make sure to drive home was a question regarding timing and phasing, you know, when will each of these individual projects come up, et cetera, and the way that we have organized this plan which differs a little bit from the last plan is that we've basically broken this up into two main phases, two tranches that span the ten year planning period and they really are simply broken into two five year increments. However, rather than committing to which year in particular during that tranche each project will be delivered, we actually approached this with an action-based sequencing methodology and so there's a section in our master plan at the very end which is the implementation consideration section which identifies critical path activities such as relocations, renovation, demolition, decommissioning of existing buildings that are necessary and required to facilitate logistically the delivery of these capitol projects. So just wanted to make sure to highlight that if anyone is curious about the timing of any of these projects or the interrelated nature of some of the implementation.

If you'll jump to the next slide. Also wanted to touch on central campus historic resources. So as you all well know, the 2020 D.C. historic preservation plan has identified a goal which is goal D for Delta 3 which highlights the importance of preservation activities at campuses and landscapes of which Howard is one and this is something that is important to Howard, it's

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important to the Howard community, it's important to the District and we know that it's very important to the Zoning Commission. So this map here that you see highlights the fact that we do have many existing resources on our campus that are at various levels of preservation and protection and we also have an existing historic district that you see there hatched in blue. We actually completed a comprehensive survey as part of this process of all of our historic resources and then worked very closely with HPO and the SHPO to create a set of recommendations to expand the historic district that we have on campus as was alluded to but never specified in the 2011 campus master plan.

So if you'll jump to the next slide you'll see that this new master plan does specify a substantial expansion and a proposed expansion to the current historic district and the establishment of a committee to inform and enrich this expanded district. Items that are notable here is that the period of significance and the relative degree of contribution to the historic district is all illustrated. The period of significance runs from the university's founding in 1867 through 1969 and notably includes not only the first African American president and African American campus architect of Howard University and their impact and effect on the campus, but also seeks -- that being Albert Cassell and Mordecai Wyatt Johnson -- but it also seeks to include many of the modernist works that were implemented by President Johnson using Hilyard Robinson and Paul Revere Williams.

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So we're very excited about this new proposed expansion and the depth of richness that it's going to bring to the campus, our overall history and the educational mission.

Jump to the next slide, please. I want to address parking. I think that a blanket statement that is very accurate is that our current 2020 master plan's parking strategy and transportation strategy is aligned and in lock step with the transportation demand management plan that was enacted as part of the 2011 master plan. So that plan called for several TDM measures of various forms to be implemented. I'll highlight here a few that were most effective, that being naturally the increase in rates and the actual, you know, economic side of the equation but also most pointedly a decrease in supply and so that is what the overall TDM plan and 2011 plan called for. Our move here is to maintain the trajectory of that work from the 2011 plan and basically to replace up to DDOT's cap on parking spaces for our campus, the parking spaces in structured below grade parking facilities as shown here on the map in blue. I think most of the new Capital projects that you've noted do have -- call for a range of below grade spaces with the exception of project A for Alpha which is somewhat small and does not create efficiencies in terms of a low grade parking structure.

So if you'll jump to the next slide. I think the only other point to make here is just to kind of illustrate that in this diagram is that the blue is our existing demand that is going

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to remain. Purple demonstrates existing lots that will be redistributed to either existing lots of the new proposed garages and then orange is -- was considered nominal or new parking demand which would be fitted out in those proposed garages. I think the only other mention that's particularly important here is that all of the TDM measures that I mentioned before and the cap are really intended to apply to university parking. The Howard University hospital however as of the 2011 master plan is slated to maintain status quo in terms of its parking count, both currently and in the proposed new Howard Hospital and MOB complex.

Jump to the next slide. In addition to the vehicular and parking considerations, we also performed a pretty detailed study on major campus edges and internal connections. So this in particular highlights opportunities for improvement of pedestrian oriented amenities, wayfinding and provisions for things like multi-modal transportation. The two primary campus edges that we looked at as part of the study were naturally Georgia Avenue, which is really the Nile and the life blood of Howard University, as well as the 4th Street corridor along McMillan Reservoir. That's two areas that we wanted to improve either in, you know, in the street or on private property to the extent possible. So we're really excited about collaborating with the community as well as with DDOT and others to make some of these improvements a reality in terms of plantings, benches, gathering places, bike facilities and the like.

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When it comes to internal campus connections we studied basically four primary accesses, the first being 6th Street which is a major north-south pedestrian access of the campus, Howard Place, College Street, Bryant and W Street. All of those have been detailed here and I didn't want to belabor it but wanted to just mention because a little bit later you'll see how some of these things may come together.

So if you jump to the next slide, please. This is where we'll begin the discussion on each of the individual projects so I'll try to keep it relatively brief. Proposed Capital project A for Alpha is an intercollegiate athletic annex. This is intended to take the place of the Bank Building which currently sits on this site and really will enable Burr to function as a dedicated intercollegiate athletics facility. As part of the overall plan, some of the new facilities that we're looking at pull out the recreation functions as well as the academic functions of this building and really the athletics annex is intended to really be support space. So as a footprint in general, sorry, the overall growth per square footage is just shy of 50,000 gross square feet for this building. So we're excited because it's really intended to create a new face for Howard athletics along the north end of our campus.

Jump to the next slide. So Capital project B for Beta is the Center for Arts and Communications. So this is something that will be established at the northern end of our main

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quadrangle or upper quadrangle The Yard between Childers Hall and Greene Stadium and the concept is intended to retain three historically significant facilities being Childers Hall, Cramton Auditorium and the Ira Aldridge Theater and introduces a new state of the art academic facility to create a fusion environment of new and old facilities. The facility is intended to focus on studio-based learning environments for fine and performing arts, architecture, communications programs as well as the television and radio station the university operates. So, you know, this location we hope will intend to create generally better event synchronization with other activities that are current in this northern zone of campus and also provides great views out on to the McMillan Reservoir, the football field, The Yard, and I'll note that it adds a pretty great location for structured parking beneath this facility that will provide direct access to the main yard for events and activities.

Jump to the next slide, please. Proposed Capital project Charlie for C is the Howard University Union. So this facility will be a student center fusion building that will incorporate a good number of student activities and amenities. So it really is intended to help invigorate the main yard of the institution and really link the east-west corridor of Howard Place between the two main housing communities that we are currently seeking to establish and/or in various stages of establishing. So this building actually will provide space for academics, student

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events, international cultural exchange, recreation and is generally intended to encourage social and academic collaboration.

Again, this site does provide optimal structured parking locations as well as an ideal opportunity to improve the edge of campus that I mentioned along 4th Street facing the McMillan Reservoir.

Jump to the next slide. Capital project D for Delta is a health sciences complex that will take a part of the historic Freedmen's Hospital site. So as a part of this project which is actually a two-parter, there's project D for the health sciences complex and project E for Echo for the STEM building. These two projects really intend to honor the historic legacy of the Freedmen's Hospital site by first and foremost preserving the existing original Freedmen's Hospital building, the administrative wing as well as the four ward wings that were built in 1909. Behind that preserved edifice we're going to create two new complexes. The first will be health science and it will be an interdisciplinary facility that will house the College of Medicine, Dentistry, Pharmacy, Nursing and allied health sciences, some clinical functions as well as the mental health programs. So it's really intended to be an interdisciplinary facility that, you know, focuses on providing access to these various schools and colleges for a specialized wet lab space in particular and creating opportunities for interdisciplinary collaboration both in instruction and in research. So, you know, this also does present

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a structured parking opportunity below grade and we envision that the C. B. Powell building as we call it which is the original Freedmen's Hospital would likely not be backfilled with labs but more so backfilled with dry functions that are more suited to a historic facility such as classrooms and office space.

Jump to the next slide. It's project E for Echo which is the STEM center. This will take the eastern portion of the site that I just mentioned and basically the same thing, it combines all the science, technology, engineering and mathematics facilities into one complex. It does share a direct adjacency with the health science programs that many of our STEM undergraduate students are actually aiming towards. So again, you know, it honors the historic legacy by continuing the tradition of health care education here at Howard University on those hallowed grounds.

Jump to the next slide, please. So this is new apartment-style residences that the university is interested in constructing along the Sherman Avenue corridor on what we call the Banneker parking lots. So these really are intended to occupy the full block with allowable setbacks and the idea is to create a vibrant urban upperclassmen environment that blends into the surrounding city fabric and also builds on the density of use of student housing at the Howard Plaza Towers as well as the housing that's been added just to the south of this site at the Trellis House. We believe that the U-shape forms that we've created here

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maximize these really great easterly views towards the campus and the east-west access of Howard Place continues along the Banneker Park and Fields Center right there to create a really safe and convenient pedestrian access point to the main campus from this location. So I mentioned this, and this is actually what our counselor Ms. Giordano referenced in terms of the projects that we wanted to correct on the record to make sure that the Zoning Commission was able to approve our plan with a matter of right density. So you see here that we're asking for a 60 foot height and a gross square footage of just north of 253,000 square feet.

If you'll jump to the next slide. This is what our desired program is for this site and I think it's important this does represent a higher density. It represents more height and it contemplates the zoning change which is actually something that is outlined both in the comprehensive plan that currently exists for the city as well as the proposed comp plan that's going through the process right now. So, you know, naturally this will bring it up to a 90 foot height and this, just as a matter of course, is what we had presented to the ANC and all the various community organizations and received their support.

So jumping to the next one. This is a very important project to the institution. I'm sorry? Sorry, got a little background chatter. So this is a very important project to the university. You'll note that project G for Gamma is the medical office building and our oncology center and H1 is the replacement

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of the current Howard University Hospital. So our current hospital site is comprised of all three of those functions although it does appear like a big monolithic building. We're actually proposing what's -- as part of this master plan period that we build project G and H1. You'll notice that there's a project H2 which is, you know, sort of affectionately we call it ghost project because we're not asking for it as part of this ten year planning period, but we wanted to contemplate that for the future planners 2020-2030 forward in the event that there were -- there was a need for additional beds in the overall ecosystem here in the District of Columbia. So it's a potential expansion but again, in the gross square footage and the densities that we've asked for it is not currently represented, only contemplated with the dashed line.

So the hospital itself will actually sit just to the south of our new and re-envisioned health sciences complex so that we can maintain that very close adjacency that currently exists between our College of Medicine for the medical residents and interns that need to actually, you know, interact and engage in our teaching hospital. So we're really excited about this project moving forward and just, you know, rough cut we've got about 180,000 gross square feet for the medical office building and about 670, almost 678,000 gross square feet for the hospital building itself.

If you'll jump to the next slide. Got a couple of items

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related to that that reflects some feedback from the community. So the first was that there currently is an open plaza space just to the south of the old Freedmen's Hospital which is the C. B. Powell building and our goal here is really to seek to offset the displacement of that by creating the green space that you see on the image to the right along 4th Street and W Street bounded by W to the south and Bryant Street to the north and so this actually creates an interesting opportunity to, you know, put basically a green space in there that's comparable in size to what was there while maintaining, you know, limited ADA and loading access to the existing Stokes Library which is building No. 200 that you see right there. So this also happens to sit right at the intersection of two edges, the, sorry the 4th Street edge that were identified a little earlier as well as the internal corridor of W Street and Bryant Street. So really a great opportunity for the campus and the community to come together at this location. One important thing to note is that should we move forward with project H2 in some future planning period, we also as part of this plan did make the commitment that we would relocate this green space in a location in proximity to LeDroit Park. So I just wanted to highlight that.

If you go to the next slide. The only other item that was of concern was that when we originally filed this plan in 2020, we kept the existing configuration of these two roadways and so really Bryant Street is a one-way street that goes eastbound

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along this area. W Street is a one-way street that goes westbound. Now this does plug into the new street connections that we're going to be making west of Georgia Avenue that are currently ongoing but something that was of concern to the LeDroit Park community in particular just given, you know, ambulance access to this site and the potential for ambulances to cut through LeDroit Park. They wanted to remove and eliminate that and so in the revised version that we have filed, everything is very consistently indicated that we would like for those streets to both be made two-way streets using a number of methods, primarily removing the on-street parking. So that's something that we met with the Department of Transportation on and went back to the community and accepted. So, you know, we look forward to that as something that hopefully will create better ambulance and ambulatory access to this site from Georgia Avenue directly which was the community's main concern.

So jumping to the next slide. Last but not least is project Juliet J which is our fusion building and this is a building along the Georgia Avenue corridor that is intended to activate the western edge of the campus and really serve as a new gateway to the community. So the idea is to create this urban environment that includes retail at the ground floor, a recreation wellness and student support function in the form of a recreation wellness center that would include, for example, the university health clinic as well as fitness and recreation space, a new eye

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lab that would replace the current computer lab that's accessible to most of the students as well as a university club and student housing above for the most part. So very interesting mixed use project that we hope will help to invigorate this corridor and be synergistic with the commercial projects that will be occurring on the west side of Georgia Avenue and those other owned parcels.

So with that, I think you can jump to the next slide, provide an overview of the 2020 central campus master plan as it stands just as a recap and also just wanted to highlight that the university does agree to all of the conditions set forth by the Office of Planning, by DDOT, as well as by the ANC and with that I believe that we may be about two minutes out from President Frederick's slated time.

PRESIDENT FREDERICK: I'm actually here, Derrek.

MR. NEIC-WILLIAMS: Ah, fantastic. So President Frederick, if you will and sorry if you could progress the slides past, keep going, that's the one. Okay. (Indiscernible.)

PRESIDENT FREDERICK: Good to see you again, Commissioner Hood and to the other Commissioners. Thanks for having me. I appreciate it and appreciate the opportunity to present to you today.

The Howard University is in a very important moment I think as an educational institution when we look at some of the grievous problems of our nation. Actually I say this with some bias as a triple alum I do see Howard University as a solution,

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solution because the young people who are coming to us are the not just the future in an abstract way, but they are the problem solvers of tomorrow. Howard was founded in 1867 on the principle of affording freed slaves from the south an opportunity to be educated and it was predated by Freedmen's Hospital which provided care for those who were coming from the south as an opportunity and in January of 2020, I should say January of 2021, Howard University probably is the only institution in America that started with the notion of educating freed slaves that has now educated a vice president of the United States and I think that in and of itself is the full manifestation of what Howard University is about and why it is here and so I see the young people who come to us as an extremely critical part of the mosaic of this country.

So although our democracy remains messy, it works. So for all of the hard (indiscernible) that some of the recent events have caused us I do think that the young people who are coming to us represent more than just a glimmer of hope.

So with that in mind, you know, we set about a strategic plan several years ago. We have stuck to it in a very disciplined fashion. The five pillars of that plan as you can see here are to enhance our academic excellence. We've improved our four year graduation rate some 23 percentage points since my taking over as president. Inspiring new knowledge is an important aspect of that and to tie these two together last year during the pandemic while higher education in general had a decrease in enrollment, Howard

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University actually had a 17 percent increase in enrollment. We have an increase this year of 30 percent in applications and while the pandemic has thrown (ph) open I would say the gravity of the disparities that exist in our country underpinned by systemic racism, the reality is that Howard University right here in the nation's capital sends more African Americans to medical school than anyone else and so -- and also has trained more African American physicians than anyone else, so our response to crises like the Covid 19 pandemic are important.

Serving our community is a very critical aspect of what we do as you know (indiscernible) and service. Our young people who are coming to us are fully embedded in that. They don't come to get degrees, they come to get an education and that education only comes alive when they go out and serve the community around them. So our vaccination center that's stood up right now in our med school lobby, I have an image that is on my computer of 103-year-old African American woman getting vaccinated by a 19-year-old African American female nursing student and that in and of itself is the embodiment of Howard's mission.

Improving efficiency and effectiveness has been critical so as we talk about where we're heading and given our expansion and areas that we're getting into, that's critical and achieving financial sustainability is extremely important. We are probably one of the first universities since the pandemic and the awful downgrade of higher ed to receive an upgrade in our credit rating

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because of the strong underpinning financial sustainability that we've been embarking on. So financial performance has been extremely strong. We went from a hospital that was losing 60 million a year, in the past four years have had a positive bottom line at an institution that was raising about 8 million a year before I started to this year we have raised about 165 million already and are well on our way, and one of the reasons that I'm joining you late is because I'm actually on the west coast. I still operate. I'm fully vaccinated. I want it to be clear that I'm being responsible and only meeting with people who are fully vaccinated but part of my responsibility as you can imagine is to raise funds for what you just heard about in our campus master plan to make sure that it's appropriately funded.

So the real estate agenda aligns with our Howard forward principles extremely closely. We have to put young people who have been disadvantaged throughout their K-12 experience in an environment that matches their ambitions to be quite frank, and with the improvements that you've been hearing about and I'm sure will have questions about really align with what we're trying to do. Our academic spaces -- we do have an aging campus -- our academic spaces have to be upgraded. Our strategy was to start with the student spaces with the residence halls which we've done.

We have started to renovate and renew the facilities around the common spaces such as the undergraduate library, Douglass Hall, Blackburn Center, all of those academic spaces and communal spaces

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have undergone full renovations in the past year and so what you see here is now a commitment to the rest of the academic spaces, expand our research footprint and capacity there and in areas like the health sciences we now have the nation's burden I think fully exposed that we have to respond to. We have received over 11,000 applications for 125 spots in our medical school. We have the fifth most selected medical school in the country at this time in terms of the number of applications we get and the number that we can accept so we are under some pressure to expand our medical school incoming class from about 125 students to maybe 200 and the vast majority, as you can imagine, are African American students so we do have a very critical role to play in that pipeline and so we do feel more responsibility to meet that challenge. So the academic medical complex that you just heard about is a very critical aspect to that as well and again, the pandemic has thrown that open.

I am a cancer surgeon by training. I still operate, primarily because I see the operating room as my classroom and my calling to treat patients with cancer is one that I see as a sacred obligation. Unfortunately with this pandemic what I have seen already is are patients, primarily African American, presenting with late stage disease and I do think that some of the citizens of our District over the next two to five years will have significant health issues that would come as would across the nation you would see that would really impact their health. So

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what we do around providing health care is going to be extremely critical going forward as well.

Next slide. And so the privatization of the investments is extremely important and like I said we've been strategic about this. We started a while back with blocking and tackling around these issues and I do remember the last time coming to the Commission about the things that we were doing, and I think if you go back and you look at that presentation which I had the opportunity to do, this continues to be pretty consistent with what we presented I believe it was back in 2017/2018. As I said we started with student housing, 90 percent of our beds are now new or newly renovated within the past five years. There's only one residence hall that needs upgrading and that's laid down in our plan.

We do, as you heard about the Sherman Avenue and the fusion building, I do want to expand a little more on the fusion building. Health and wellness is extremely critical. The isolation that has occurred over the past year in the pandemic is not what our university is about. The essence of the human condition is actually interaction, not isolation and while I was (indiscernible) ready to be back on campus we also recognize that we have to expand our ability to take care of them and provide them an environment where their mental and physical health can be maximally improved and managed.

The other thing about some of these efforts such as the

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fusion building is to make sure that the community around us as well is really getting an opportunity to participate. I have said it before, and we're going to continue to push on this, but we would like to start doing things like senior water aerobics and those types of things for the citizens who live around the campus.

I think bringing the community into the campus is an extremely important part of what we're looking forward to doing. We would like to continue to have basketball camps and so on but to expand that into what the citizens can benefit from. So people in our zip code we would love to give them library card access and those types of things. We have renovated our undergrad library Moorland Springarn where we have lots of many leaders, African American leaders' papers we have been putting on display and I think it would be great to have the citizens around our campus be able to access those opportunities.

I mentioned the health sciences already. Our nursing school is now unusable. We face accreditation issues as a result of that and the pharmacy school, but the plan that we have for the new health sciences complex again I think is a solid one with a new hospital. We do envision a very sophisticated and high tech facility that would allow for things like AI. I went to medical school back in 1990 and remember dissecting cadavers and my view of this facility is to not see a cadaver at Howard University's anatomy lab anymore but to see holograms and so on that you can walk into and see the heart beat and see where nerves and muscles

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exist, et cetera. So we are looking to really use AI and those types of things in our facilities as well. As you know we have a middle school on our campus so bringing young people into that arena to expose them early is another critical part of what we hope to be able to achieve.

STEM. One of the reasons I'm out here on the west coast is because we started a Karsh STEM Scholar Program and we sent more African Americans to STEM PhDs from our undergrad campus. We invested in a STEM program, primarily African American students. We now have 120 of them on a track to do a MB/PhD or PhD in STEM coming out of high school. These young people are getting into ivy league schools but choosing to come to the Howard because of the coordinate (ph) here of the experience and that's another reason why the STEM center is important to get the types of research facilities that they should be in. Part of our requirement is that every summer they will go off to do research but we also want them while they're here during the year to have world class facilities where they can perform that research as well.

Our fine arts, media comes in film. You know, C. B. Powell building as you know is pretty old. It was the old Freedmen's Hospital. I would like to put the health sciences school back into that. One obviously is because of the historic nature but two, I believe that that's where it belongs. I would like to obviously see that building in tip top condition housing

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that but it means that we need to move our School of Communications and as you heard, the fine arts building we would like to put up a facility there. We are bringing back the college. The college was closed in 2000. For those of you who follow anything about Howard you would know that Chadwick Boseman was part of that last class and when I brought him back in 2018 part of that was to make my announcement that we would be bringing back a school of -- a college of fine arts and so we are embarking on building that building and that's a part of the fundraising activity that's taking place. We also think it's going to be an opportunity to get more interdisciplinary activity.

And then on the campus and community experience, again tying everything from undergrad lab, Blackburn Center and the new union and fusion buildings, the overall wellness and health center is important. While we have been able to deliver our education in a hybrid fashion, the students have overwhelmingly made it clear that they would much rather be on campus and so that's something that we would like to see come to fruition to these buildings.

I believe that's the last slide and so as I close and I'm happy to take any questions if appropriate based on your schedule. I feel very strongly about this institution. As I said I know I'm biased as a triple alum so I put that out there first and foremost, but Howard University today in 2021 is still providing an opportunity to those who otherwise would not have an opportunity and I think just as importantly it's doing so in a

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manner that really is I think a way to provide solutions to the nation's bigger problems. I still see much of D.C. as a college town. I think we have more students per capita than Boston. Although people consider Boston a college town I would argue that D.C. probably has some of the best universities in America and so we intend to continue to be part of that ecosystem and to certainly try to add and lend to the welfare of D.C. as best as possible and so this campus master plan helps bring our Howard Forward Strategic Plan to fruition. So thanks for your time. I appreciate it.

CHAIRPERSON HOOD: Okay. Thank you, Dr. Frederick. First let me thank you first of all, as I've said to other presidents of other universities, for taking the time out of your very busy schedule to come in front of the Commission and endorse your campus plan. So that's most appreciated and I want you to know that this does not fall on deaf ears with us. It means a lot when the president of a university takes time to come out and endorse the plan to move forward.

Also I want to commend, I've only saw on this record maybe one or two issues, a few things we need to tighten up, I'm going to commend your team because this is a much easier campus plan thus far -- hopefully I'm not speaking too fast or too soon -- than what I have been experiencing. But I just want you to know that the work that you folks have put in place. Mr. Freeman, Mr. Williams, and I'm going to even say Rashad Young and others

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who have done a lot of work with the community and I feel a good comfort level when I see that all the community has endorsed basically everything, hopefully I'm not leaving their names out. I think Mr. Williams mentioned another person's name Jonathan (ph) and I don't recall his last name, the person who took Maybelle Bennett's place. So --

MR. NIEC-WILLIAMS: Joe Leonard.

CHAIRPERSON HOOD: Leonard, okay. So I knew it would take about four or five to replace her but it looks like the ingredients are still being done which I think are very important and also when I look at this campus plan and look at the students of Howard University and all the accomplishments, especially with now the Vice President Harris and others, this has also always been a community that has been stellar in major contributions to the United States and abroad and I know that by just what I'm seeing. So I'm glad to see that you are already forecasting how you are going to continue to make sure that Howard University stays marketable and that the students who come there get an education where they can continue to help older folks like me continue to press on and progress in our lives. So I wanted to say that and I wanted to make sure I say that because you're on the west coast and you took time to come back and that does not fall on deaf ears. But let me open it up to my colleagues and I will end up with a few questions. Commissioner May, you have any questions or comments for the president only right now?

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COMMISSIONER MAY: Yes. So --

CHAIRPERSON HOOD: Commissioner May?

COMMISSIONER MAY: -- if I have the opportunity to ask the president then I would -- I'll ask this question of the president although all this is probably answered. So this plan is coming to us relatively quickly. I mean it wasn't that long ago that we approved the last one and I think that was for 15 years and it's not only coming quickly, it seems to be a pretty substantial philosophical change that's underlying that and I'm -- and I just, I'm wondering if you would just comment on that. I mean is, you know, what prompted you to come forward now and what's really the -- I mean I, you know, I got all the message about the, you know, the specific programmatic areas and, you know, re-establishing the school of fine arts and things like that but what's, is there sort of a single underlying theme or set of themes I guess that are driving you to change gears a bit now?

PRESIDENT FREDERICK: Yes. That is an excellent question and the answer is yes. You know, what has happened is that what we laid out in our Strategic Plan was a five year plan.

The vast majority of the things we hope to achieve in that five years plan actually have occurred in the first twelve months and as a result, that resulted in us having to step back and rethink.

Also the pandemic and what has occurred last summer in our country has also made us really reexamine where we were. I believe strategic plans should be living documents. They

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shouldn't be static, they should be dynamic and so they need to be adjusted with the changing environment. So for instance on, you know, on the issue of the academic medical center, one of the issues that I've been pressed by several accrediting bodies is the fact that as I said, you know, med school we take 125 students. We're the fifth most selected and we get more African American applicants than anyone else. We also send more African Americans to medical school than anyone else. So I've got accrediting bodies calling me asking for us to be part of the solution to the health disparities that occur.

D.C. is interesting. Wards 7 and 8 as you know is 95 percent African American. The life expectancy of a black male in that ward, in either of those two wards is 22 years less than a white woman in Ward 3. The exact intersection or bisection of that is the Capitol and so even in this very small city of ours we have a healthcare disparity that's unacceptable and I would say morally unconscionable and because of what we already do, we have to expand that. So trying to get that facility is one aspect of it.

The second thing is the increasing demand as well as our outcomes. So our five year plan was to increase our enrollment to 10,000. We had 90 -- when we first sent you this we were in the 9,400, well when we first got approved on the campus master plan we were in the 91-9,200 range. As a matter of fact I think the last one might have been to be exact 8,999, it was such an unusual

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number and what we have seen is last Fall our enrollment was 10,895. We have a 30 percent increase in applications this year and our retention because of funds that we've been raising to support students who number one reason they drop out is finances has improved. So those two things have also demanded that we move on some of the other areas because of that success that we've had in the short term and then the last part of it is, you know, as Derrek articulated it's clear to everyone that the neighborhood around us has gentrified significantly. It's a very different neighborhood but it still is a neighborhood that presents an opportunity to bring the neighborhood into the campus, to educate the neighborhood about what Howard University means and while the country and I think internationally it's very clear who and what Howard University is, I do think we have to spend as much effort making sure that the neighborhood benefits from the presence of Howard University in a very palpable and real way, and so some of the things on the edges of the campus like the fusion buildings and so on we're looking to partner with opportunities that would bring the neighborhood into the campus as well and get a better understanding of the campus.

So those are the primary things that have prompted the change that we have and to be quite honest I would say some of the necessity, I'll be honest with you, had we not had a pandemic and not had some of the racial reckoning of last summer and the greater dependence on Howard to the nation, we probably would have

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waited another five years to come back to you. But that is not the circumstance that we find ourselves in.

COMMISSIONER MAY: Okay. Well, thank you. That was enlightening. I think at this point I don't have any more specific questions for you but I would echo the comments of the Chairman and his appreciation of your participation and I think the vision that you're bringing to this I, you know, I do think that one of the important sort of guide posts as you're going forward on this is maintaining a clarity of vision, not just in terms of the programmatic needs of the university but also how it manifests itself in the buildings that you build and there's a lot of buildings that are being proposed and I think that there's, you know, there's a lot to be said for seizing the opportunities that present themselves but I think that the opportunities have to be tuned to the vision that you bring to it and I think that there's, you know, we'll see how this pans out in the end in terms of the approval of the campus plan but more importantly the actual buildings projects as they come about, so.

PRESIDENT FREDERICK: Actually I appreciate that feedback very much and I should comment on this because I think it actually is aligned with exactly where you're going. Last year in the middle of the pandemic we made a decision not to lay off any employees, not to furlough anyone, not to change anybody's benefits. Howard University employs more African American faculty than any higher ed institution in the country and so I felt that

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they would be disproportionately impacted and so we took that chance. At the same time, I convinced the board to move 80 million from our endowment into the pension plan because I also did not want our retirees to be worried about what would happen. I mention that because if you look at the east campus layout one of the things that we're proposing there is a senior housing facility and my intent is to target our retirees. We have and had faculty and staff who are retired dying alone. In one case in particular a faculty member who taught me in medical school died and I think wasn't found for about eight days because he was living alone, didn't have a community around him and so to your point about this not being opportunistic and I want to be clear about that, while I would describe this as more accelerated than anything else. So we put an \$80 million investment into our pension fund to show up our retirees but recognize that we also have to help with their quality of life and so the east campus senior living is to bring them there and also to put the divinity school and school of social work back there so that they can have support services as well.

So to your point it is very much aligned with what we're doing in trying to match that concern about the community and, I first lived in the Brooklyn neighborhood when I came here as a 16-year-old in '88 so I'm very familiar with the monastery and that campus. I, you know, I lived on 14th and Jackson so I know exactly what that campus means to that neighborhood and its

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evolution so I want to assure you that, you know, I would think -- but my better description of what we're doing is more accelerating as opposed to being opportunistic, to be quite honest.

COMMISSIONER MAY: Right. And I don't mean being opportunistic in a negative way, it's just a matter of how to see the opportunities to fulfil the vision.

PRESIDENT FREDERICK: Yes. I think that absolutely. Yes, I think I understood what you meant but I just wanted to be clear that --

COMMISSIONER MAY: Yes.

PRESIDENT FREDERICK: -- I don't mean opportunistic. I didn't take it in that, but I meant as in more we also are trying to meet, you know, all the needs and also my team has -- I'm glad that you pointed out my team and give them praise because they have been very, very disciplined about letting me know that as we made the changes we wanted to be in front of you sooner rather than later so that there are no surprises. So we're going to be very disciplined about that as well. They're going to hold me accountable.

COMMISSIONER MAY: Okay. Right. Well and I do think, I mean the senior housing concept in conjunction with the university is remarkable and if you can provide housing to a substantial number of your own retirees, wow, that's just such a great idea for not just giving them a good place to be but, you know, taking advantage of what they might continue to do for the university

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after, you know, so many years of dedication to it. I think it's a terrific concept.

PRESIDENT FREDERICK: And hopefully that neighborhood, you know, there are a few schools in that neighborhood that we are hoping to also encourage those retirees to volunteer too.

COMMISSIONER MAY: Right.

PRESIDENT FREDERICK: Obviously some of them would have been educators so, you know, so we think that there's a lot of opportunity there as well in terms of really engaging with the community around them.

COMMISSIONER MAY: Right. Okay. Thank you. I've taken up more than my share of time. Thank you.

CHAIRPERSON HOOD: Thank you. Any other questions? Commissioner Shapiro, any questions for the president?

COMMISSIONER SHAPIRO: I do have questions for the president. Thank you, Mr. Chair, and I'll add my voice to my colleague's. Thank you for your leadership, not just for Howard but for D.C. and for the D.C. region and I agree with Commissioner May that as you described you're clearly seizing the moment and it's wonderful to see and I think it's going to pay dividends in all sorts of ways.

So the only question I have is around stakeholder engagement and just, you know, from your voice and a higher level what the experience has been like, you know, with the students and the faculty and it's one of the problems when we seize the moment

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and we take leadership in this way and we accelerate it, it can be harder to get everybody's voice in and so, you know, to get the flavor of that a bit and --

PRESIDENT FREDERICK: Sure.

COMMISSIONER SHAPIRO: -- from you about what you're hearing from the students and faculty, yes, that's the only question (indiscernible.)

PRESIDENT FREDERICK: Yes. Great, that's a great question. You know, we've made the -- virtual environment has been, has proven some challenges but it's actually provided some opportunities. So our ability to have town halls, discuss the plan, get feedback, has actually expanded and I think as a lot more people to be engaged. I mean we send out information about this, I remember the last process we were pretty transparent about what we are doing but as you can imagine on any university campus like Howard in an election, you know, in doing election cycles and I believe we were close to one the last time we did this, a campus master plan does not quite peak the interest of students and faculty alike until you are doing it and then somebody has an issue with it despite the fact that you tried to engage them. So I think we've learned from that process and we've gone above and beyond to do that.

So we've done this on a broad level but we've also tried to engage people specifically in the areas of study that they are in. So for instance, in the health sciences area we've engaged

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them, et cetera. I have the unusual opportunity because I teach a doctoral course in the School of Education. I also lecture to the sophomore medical students and I still operate and make rounds with the med students, pharmacy students, et cetera, that I've had a great opportunity to be around the students actually on a day-to-day and to speak to them about kind of what their experience is and the spaces they're in, what are the challenges, et cetera, and so, you know, getting that feedback directly as well from students and faculty alike about the facilities has been very important as well and we recognize that we have an aging campus. So improving the campus is one thing but as I try to say to them, no one part of the campus stands alone and especially in the neighborhood that we're in we need to be always cognizant of how we bring all the pieces in.

So I think the engagement has been robust. I think like everything else, you know, people are anxious to see some of this come to fruition. I am excited for students and faculty to go into that undergrad library, a space I first walked into in August 18, 1988 and walking through there myself Derrek will tell you that he's probably tired of me asking him to take a tour because, you know, as I said this is not a job, this is a vocation because for me to walk back in that building that I first walked into to study and see what it looks like today is absolutely incredible and I also think it's exactly what we should be supplying to these young people. It's one thing for us to give them an opportunity

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but we have to sell them high and so there four young ladies, to close on this issue, there were four young ladies sunbathing there last week on a sunny day and I walked by them and asked them if they would accompany me into the library, you know, to see what it looked like. Unfortunately they were all seniors so needless to say they all started talking about applying to grad school at Howard. But to see their eyes light up and to hear their oohs and ahs gave me great, great comfort. That library has been closed for ten years, my entire presidency just to put it in perspective so some of these things are real necessities that have been delayed. I know I spoke about acceleration but in some circumstances some of these things are long overdue.

COMMISSIONER SHAPIRO: Thank you for that. Thank you, Mr. Chair. That's all I have.

CHAIRPERSON HOOD: Okay. Commissioner Turnbull, any questions for the president?

COMMISSIONER TURNBULL: Not really some questions. Well, in a way, yes. Thank you and the rest of the Howard, your crew for putting together this very exciting program. I think it's one of the most exciting academic programs we've seen in a long time. My only question is after going through this rather unusual year and not doing everything like we're doing right now looking at a TV, looking at a monitor and talking I don't know when I'm going to go back and have regular meetings with all my colleagues yet. We're still up in the air about how we're going

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to do that and what the protocols are. It gives you a different mindset. You wonder what's normal anymore? What's the real world going to be and as someone who's not a young person anymore you sort of say well, I can adapt and I can change. I can deal with this and you do webinars, you do continued education online, you do everything online. You're doing a lot of edits, a lot of it's enriching. It's not quite the same as a face-to-face contact and being able to look someone in the eye and really get a good feeling for what they're thinking but I'm just wondering, in your -- as you were going about doing this process envisioning the new and advanced and exciting Howard and the buildings you want to build, looking at how and you talk about AI for surgery and look at how do you see students, I think you were looking for about a 15,000 possible enrollment at Howard -- am I, I think I'm right on that -- how do you see students on campus and the new technology that they're going to use, is this, there's sort of a dichotomy that you struggle with that's almost a conundrum as to students there or not there and so I'm just curious to your thoughts. How did that play into your planning?

PRESIDENT FREDERICK: Yes. Excellent question as well.

I, prior to the pandemic I used to tell parents and students at orientation that 20 percent of what they will learn will occur in the classroom and 80 percent of what they will learn will occur in the residence halls and as they walk across The Yard and they run into that person with an accent like mine or they run into that

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person with, you know, a tie like Derrek's and start a conversation about something else and what -- sometimes when people ask me what is the secret sauce? Why do first time in college students first and their family come to Howard and succeed, end up med school and law school? You know, why does a Kamala Harris come all the way from the west coast to a place in D.C. and almost find herself; right? Most of my alum can't even tell me where she went to law school; right? I think most people forget she went to law school somewhere else, but the reason is that what happens outside of the classroom is critical and that's not going to go away. As a matter of fact, I think the doom and gloom that some people were writing about for higher ed because of online instruction actually I think we have recognized how much of a myth it is and that what we have to do is to find a better balance. So a lot of what we're creating is not so much classroom space and (indiscernible) space but it's more community space to make sure that the students have opportunities to expand. So the undergrad library is an example. It's a loud library. It's not the library I walked into in 1988, it's a library where five and six people can sit in front of a television monitor and discuss a topic.

So that engagement and interaction is our secret sauce in my opinion because we bring these young people together, they meet each other, they get to understand, you know, about life and in terms of normal, you know, I have a 16-year-old son and a 14-

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year-old daughter, a junior in high school and a freshman and I've seen them struggle. I've seen both of them are very different personalities. My son is fairly quiet and reserved, I would say even shy as I was when I was his age and my daughter is an activist. She's an attorney activist all locked up in one already at 14 and God forbid if she comes to Howard I'm definitely going to resign because she'll be the first person sitting outside my office protesting about something I did.

But having said that, when I look both of them, both of them are on different ends of the spectrum in terms of personality have suffered from the lack of human interaction. There's no doubt about it. I've had to have my daughter see a therapist because she -- that's not who she is. It's been difficult to adjust and it is about them having human interaction at the end of the day and I think that that is what we are trying to build.

So yes, I still think we'll have lots of online offerings and hybrid but we can't recreate students bumping into each other, working on projects together by chance. We can't recreate that. I mean that's what took my shy 16-year-old self, you know, to become a surgeon; right? It was running into Dr. Leffall and following him around and watching that he didn't yell or curse or swear and I said I could see myself in him and therefore I could see myself being a surgeon compared to all the other loud guys in my class, and so you need a campus environment to do that.

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But a second part of it I want to underscore. One of the things I benefited from as a freshman living off campus was being in the D.C. neighborhood and I can't underscore that enough.

Going to the Franciscan Monastery for services every Sunday. I was an acolyte in church growing up, being able to take the 82/84 bus with Banneker High School students, all of those things were extremely important in my own development especially since I looked like them and they thought I was going to Banneker as well and I would sneak across the street when they weren't looking. But the point is that I got to make friends with the people in the neighborhood and I got to understand that, and so having a campus master plan that does preserve the hybrid and online that's necessary to some extent, giving people the interaction so they have an overall development and then tying that back to how we can serve the neighborhood and the neighborhoods around us and integrate more is critical and that's why I'm very excited about the east campus development. I think it could be a model setup for how we can support the D.C. public school system in a different way. You know, we do do an enrollment but I still feel that what young people need today more than anything else is mentorship and I do think that, you know, the more senior members of our Howard community could lend so much to DPS if we put them in an environment where, you know, they can be deployed well. So it will be a hybrid. It will be a mix, you're right, but we do need the social engagement.

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COMMISSIONER TURNBULL: Thank you for those inspiring words. I remember when I was an undergraduate in architecture school. I think one of the most exciting and enriching periods was staying overnight in the buildings and working for days on projects, having my colleagues around me looking at your project and saying why are you doing that? And so that hands on interaction with your friends and your schoolmates is very important, so it's -- I'm glad to hear you're, that's still going to be your (indiscernible) in the future.

PRESIDENT FREDERICK: Yes.

CHAIRPERSON HOOD: Okay. Thank you, Mr. Turnbull. Vice Chair Miller, you have any questions or comments?

VICE CHAIR MILLER: Thank you, Mr. Chairman, and thank you, Dr. Frederick, for your presentation today and for all of the work that you and your Howard team have done in so many areas and on this campus plan development. Particularly all the engagement with the neighborhood and trying to bring benefits, all the amenities of the, and open the facilities and the programs and the people that the university has to offer to the surrounding neighborhood and vice versa, bringing the neighborhood into the university and for the campus and vice versa contributing to the surrounding neighborhood. It's very inspiring and we are very appreciative of all your efforts and vision here.

Let me, I just -- just a general question. I mean, that 30 percent increase in applications just in the past year that's

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really phenomenal. I mean, did you set out to do that? Was Vice President Harris responsible for a big part of that just for visibility? I was binge watching This is Us and I saw the kid on there applying to Howard, I mean with the racial reckoning that's happened locally, nationally, internationally, what do you attribute this 30 percent increase is in? You've made it fit into the plan but was it really the plan?

PRESIDENT FREDERICK: That's a great question again and it's funny you mentioned This is Us. I'm going to have dinner with Susan Kelechi Watson tomorrow night so I'll tell you that you were watching.

VICE CHAIR MILLER: It's like all five and a half feet and a lot of time I wasn't at the Zoning zoom hearing, WebEx hearing.

PRESIDENT FREDERICK: Yes, yes, I'll tell her. So, you know, if you go back and you look at 18/19, 19/20, we actually had I believe 15 and 20 percent increases in applications. One reason which occurred maybe six years ago as we started using the Common app and that was one reason. The second reason is we've aggressively been selling to parents and students who and what Howard is and so like some of the points I made earlier, if you want to go into business school. If you look at Harvard's MBA program over the past 50 years the number one supplier of African Americans to that MBA program was Harvard undergrad and the number two was Howard.

So I've made the argument I think successfully to students and high school guidance counsellors, parents, all alike that there are things that we do that are very, very important and as well we've kept the price and the cost affordable. So Pell grant students if you look at all of the universities, the research universities in D.C., we have 46 percent Pell grant students, way more than anybody else and these are students with expected family contributions that are way below our cost of attendance. So all of that I think has started the trend. It's not lost on me by any stretch of the imagination that Vice President Harris's ascendancy to the presidency probably resulted in a bump. You know, the application deadline was November 1st. You know, I don't how much kids look at the polls but, you know, they may have felt that she may have become. But the point is I think 80,000 alum from Howard University are doing the blocking and tackling every day in communities every single day and I think young people see that. They've been trying to make this country a better place and I think people see that, and some of those will make the front page, there's no doubt about it. But they pale in comparison by number to the 80,000 that are blocking and tackling and I think that that's what we've done. Our recruitment activity, our selling of what we're doing and why and, to be quite honest, our results. The young people who are going to college today are very, very sophisticated about looking at what the results are, what am I going to get out of this and that's the

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question that I think we've been answering in a very strong way.

So we did anticipate an increase in applications, not 30 percent I would agree with you, but we did anticipate a larger class and so we have planned for larger classes the past two years. Now the one thing I would tell you that we did not anticipate that has been different is it has been the increase in the law school applications in the -- and in the grad school applications. I mean those law school applications are up 30 percent. If you look at law school applications across the country that's just not where we are. But remember what I said to you earlier that Kamala Harris didn't attend Howard's law school, she attended Howard's undergrad. But the fact that she is a lawyer that is lost on me and I think again last summer, because of what occurred in our country and because of the politics in our nation, I think that's a factor. Political science is now our number two major. I don't doubt that that's because of the state of our country that it's number two but biology is still number one and so the pandemic hasn't, you know, has probably also boosted that.

So I think overall I would say we were planning to improve. There have been circumstances that have changed and I've said to the team and I've said to the community as well for 154 years Howard has been on a travel as it were on a caravan to social justice. The caravan is full right now, there's no doubt about it and while it's full we're going to ask people to leave us

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with gas, new tires, you know, new headlights and people are going to leave. They're going to get distracted. But when they leave, they're going to leave with an amplification of our humanity and that I think is going to be what's going to sustain, not just a goal because I don't want us to be about numbers, but I hope what you're hearing from the presentation today is the quality is what we're focused on. We're focused on being excellent and being the best that we can be and I think the young people want to be part of that and so I think you will continue to see an interest and a demand for Howard education as a result.

VICE CHAIR MILLER: Well thank you very much. I appreciate all that and we wish you luck in the future and continued good works.

PRESIDENT FREDERICK: Thank you.

VICE CHAIR MILLER: Okay.

CHAIRPERSON HOOD: Okay. Dr. Frederick, I don't really have a lot of questions, any questions more for you other than my initial statement. I would ask Mr. Williams to stand by because we have some additional questions. I know I have one or two pertaining to the plan but we don't want to hold President Frederick up.

But let me just ask you, let me back up. Let me go back to what I said earlier. I really mean that and after the dialogue and exchange you've had with my colleagues I really think that a lot has to go to your leadership. So I want to commend you. I

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want you to keep, and I know people have issues, you know. They've got issues with a lot of stuff, you know, not just at Howard (indiscernible) all over the place but what I'm hearing from you making me think about when I'm at work and the young lady who I get to come over and help me with my computer tells me that her mother and I are the same age. So, you know, now I know I'm moving to that older class. But the folks who are coming along, and it sounds like your plan. The plans that you are having is going to entitle students to be able to stay marketable and for me that's what I tell the young folks that I talk to, even though I'm pretty still young myself, stay marketable and it sounds like you have put together a plan for Howard moving forward that is going to continue to set milestones and records on Howard University students and I want to applaud you for that. I know all the times you don't get a lot of kudos but you know at the end of the day you look back and you look at your track record and you look at your success, and I think you should be very proud of what you're doing at Howard and I know a lot of people like myself are.

The only question I have to ask out of all this great stuff that came up, I do have one question for you and I have a lot of friends who are alums and I know a few friends who have kids that go to Howard, but when it says -- when they say HU and then people say You-Know, what does that mean? I'm never going to ask them, I'm coming straight to you to ask you what does that mean.

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PRESIDENT FREDERICK: That's right, and I appreciate (audio interference). It's a call and response and it's an interesting call and response, the call and response that comes from the history of the African American aspect (ph) and when you say HU it's a call. It's a call to action. It's a call to recognition. It's a call to reverence and the response of You-Know speaks to a multitude of truth and service. That You-Know in response to saying HU means that you know, you know what it embodies. You know the principles of who we are. You know the fact that HU represents that service and you will know also it's individualistic for what you know it to be and so for me when I hear HU and I hear that You-Know, I think of a 16-year-old with sickle cell leaving and going to a foreign country to get an education but getting so much more; right? I would add a sickle cell center. My mom was a nurse and so my truth that I got at Howard was how to take care of my health, how to look beyond the boundaries of what that may have limited me in terms of my mortality and ultimately, as Howard always does, it sends you on to bigger things that you ever dreamed of. So that's what that You-Know is about. So next time you hear it and you hear somebody say You-Know, you should ask them what do you know? (Audio interference.)

CHAIRPERSON HOOD: Thank you. Thank you for that because I'm definitely going to do that. (Audio interference).

PRESIDENT FREDERICK: (Audio interference.)

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CHAIRPERSON HOOD: Before you leave let me just ask one question. Ms. Schellin, do we have anybody from the ANC who would like to cross-examine Dr. Frederick?

MS. SCHELLIN: I was just (audio interference) Mr. Turner, James Turner is the person and I do not see him on.

CHAIRPERSON HOOD: Okay. Well, we've called for it. Any other questions? Dr. Frederick, I want to thank you for taking the time to come here again and give us your plan. I can tell by the questions that my colleagues are really enthusiastic about what's being presented and while we still may have a few questions that we're going to ask Mr. Williams, but we are enthusiastic about your plan. So continue the great work, as we've already mentioned.

PRESIDENT FREDERICK: And thanks for having me here. Thanks for having me and I appreciate it (audio interference.) As you can tell I'm extremely passionate about this place. This is a very (audio interference) program, so thank you.

CHAIRPERSON HOOD: All right. Take care. Thank you again. Okay. Let's go back, and you can stay as long as you want but let's go back to Mr. Williams. Commissioner May, do you have any questions of Mr. Williams? Let's put him in the hot seat.

COMMISSIONER MAY: Yes. This is where the fun begins. So I do have some questions. First of all, and I won't belabor this but I mean this is, you know, it's pretty remarkable that, you know, the breadth of the plan and the notion of doing a 50

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percent expansion of the student body over ten years and the neighbors, the ANC and citizens groups -- citizens associations, are all in favor of this plan. So you've done a remarkable job and continue I think in Maybelle Bennett's footsteps in making the relationship between the university and neighbors really an exceptional thing and continues to be a model for how for other universities across the city.

I do have specific questions about a couple of projects.

One is on the -- I saw that there was a comment from DDOT about vehicle access off of 5th Street and their being, I don't know, opposed to it or recommending against that and I'm wondering if that's a real problem for the -- for projects B and C as they were conceived because they take advantage of the great change there to give you access from that back side. So what does that -- what does that mean for you if you can't do the access off of 5th Street?

MR. NIEC-WILLIAMS: Well, that's an excellent question.

Thank you for that. So I think that in response to that and you know I think our original intent here was to provide access along that corridor because it is a fairly easy curve. There aren't a lot of intersections and, you know, you can create some very easy loading into the curb cuts that we've proposed.

So I think the other item that sort of compounds it is that the only other way to truly get to that site is through the heart of the campus, through what are very much so, you know,

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pedestrian oriented environments like our main yard, our upper quadrangle and so, you know, I think that more likely than not access would need to be provided, you know, from that route particularly for project C for Charlie. When it comes to project B there is a way to get to that site that will, you know, take you in between the football field at Greene Stadium and the Cramton Auditorium facility, so you can get to that site off of 6th Street. So there are, you know, internal means that you can use to access the campus but I think, you know, there is the university's strong preference to be able to realize those curb cuts for a number of, you know, different reasons, you know, as we've called them among the 4th and 5th street corridors.

COMMISSIONER MAY: Okay. And so have you had discussions with DDOT to try to resolve this difference between you at this point?

MR. NIEC-WILLIAMS: Yes. And I think, you know, in general they express that, you know, there's a desire to not have curb cuts in public space if it's at all, you know, on public streets if at all possible and to limit those curb cuts to interior streets. So, for example, we had the conversation also germane to the hospital, for example where you've got a private section of Bryant Street on the north end of the hospital but you have a very much so public street in W Street on the south side and, you know, I think that's something that probably has some special considerations on the DDOT side because it's not

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necessarily, you know, in alignment with all of the different principles, but it is a hospital again and has a special consideration.

So, you know, as it stands we left that in the plan and, you know, what we've discussed with DDOT is that we would definitely address, you know, the routes for access and whatnot during further processing in earnest with them.

COMMISSIONER MAY: Okay. All right. So then that brings me to my other question which is the hospital relocation and I will say this is, I mean that part of the context from my questioning is just that it seems that a lot of the projects are envisioned as these, I don't know, back side additions to these other buildings for lack of a better term. I mean, you're building in the space that you have and I think that's very smart in many ways but I also think it's tricky. It requires really good design thinking to make it work and to make it seem like you're not just, you know, creating Frankenstein monster buildings; right? You know, with things just glonged (ph) on to what's there and you already have a little bit of that going on. I mean, I think some of the, you know, you're living with a legacy of some maybe poorly placed buildings too close to others, not necessarily compatible and not really composing this as an overall campus and one of the things I thought was unfortunate in the way project H is conceived is the fact that you are planning to do away with that central lawn space that I think was only relatively

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recently created and it looks, I mean first of all my question -- I have a question which is are you imagining that that space between the library and the new hospital building is going to be a driveway and is that an entrance ramp into a below grade garage that's in the middle of it? Yes. Okay. So can you rethink that because that's just not a good idea. I mean, I just feel like that's -- you're taking a really great space that's, you know, has all this potential and it's, you know, it's going to become a parking lot. It's going to become, you know, staging area for people to get in and out of the garage. It just -- it seems like you're ruining something that really has a lot of potential by doing that and I don't really necessarily understand why, and I'm not expecting you to fix it in this plan but I think when it comes to further processing any plan for the redevelopment of the hospital I think has to reconsider that component and I don't think building, you know, a green space on the back side of the library is an adequate substitute for that because it doesn't have that -- I mean yes, it's green but that's like the only thing that it has in common with what's there now. If, you know, you've created this sort of quad space and this, you know, this relationship with the Freeman's building the north that just sort of goes away and it becomes, you know, a suburban style hospital drive-up access point where it could be something, you know, it could still be something if you can figure out a better way to plan the hospital building so that the access doesn't have to be

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right there. Have you looked at other alternatives or, and are you open to looking at alternatives?

MR. NIEC-WILLIAMS: So yes, we did. We looked at a number of different alternatives dating back even prior to the genesis behind this plan which was the Zoning Order 11-15F, right, which required our master plan to be filed in 2020, refiled, and we looked as far as, you know, St. Elizabeth's for example, you know. So we contemplated a lot of different options and I think that it's important to just lead with the fact that the hospital is really an important factor here in the overall land plan and --

COMMISSIONER MAY: Right.

MR. NIEC-WILLIAMS: -- you know, the relocation of the hospital in particular is very important as it really is an economic driver behind this overall plan. So that being said, I think in addition to the site analyses we also with our partners looked at case studies of urban hospitals because to your same point and our partner is primarily an operator of suburban hospitals and so their whole, you know, configuration, the loading, the, you know, everything involved is very much so different and so we looked at a number of case studies in terms of how these different uses are navigated within a dense urban environment where you don't really want to have a back; right? You don't want to have that grocery store loading dock at the end of the day.

So that's something that, you know, when we worked with

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both our partners as well as with DDOT, the possibility of having that mid-block connection that's aligned north-south with the 5th Street access was something that DDOT thought was, you know, particularly useful and important element and so I think you definitely struck the nail on the head that when we presented that, you know, glorified driveway for lack of a better term with, you know, some nod to the historical ambulatory roundabout on the north side of Bryant Street that's in front of the historic Freedmen's Hospital, that was something that was a challenge and I have to be, you know, transparent in that, you know, the first and foremost thing that we kind of approached this particular site with was don't touch that greenspace and, you know, make sure that the hospital can be as vertical and as urban as possible so that we don't impact that.

Now to your point, prior to what, 2001, that lovely greenspace was an asphalt and in some places gravel parking lot. So it's a relatively recent addition to the campus and, you know, I wonder if the planners back then that ultimately put that in place at that location thought that in the future that, you know, the community, the Zoning Commission, others, would look at that lawn and, you know, potentially contemplate it as something that is so important that it would block the relocation of the hospital, they might have thought about that a little bit differently in terms of, you know, putting the grass down and maybe would have left it as an asphalt lot or something to that

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effect.

But, you know, that's all conjecture. I think the important factor is that we did try to the greatest extent possible to keep that space open and the community hit on exactly the point that you did, that that's an open space. It is relatively recent but that it does receive good use and so that's why we arrived at the ultimate conclusion that we did with the LeDroit Park Civic Association in particular was to, you know, relocate and make provisions for this plan to make sure that there is suitable greenspace that is comparable, maybe not necessarily in full configuration relationship to the Freedmen's Hospital but comparable at least locationally given that the LeDroit Park community, you know, does make use of that. So does that answer your question and I know, you know, it's not --

COMMISSIONER MAY: It does, and I appreciate hearing more of the history of it. I'm glad that nobody opted to keep an asphalt and gravel parking lot in anticipation of moving the hospital there. I just -- I appreciate the fact that you've gone through much exploration up to this point but I do believe that when we finally get to look at this in further processing, how this is placed within that space is just going to be so critical and, you know, I think about -- I don't know how well it works. But I think about things like the George Washington University Hospital which is a completely urban right up to the building line, you know, occupies the entire lot and somehow they make it

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work. I mean, granted there's a back side of it. I don't think you could avoid having a back side because I don't think any hospital is going to be built like, you know, the way we, some of the big developments in Washington are built where everything is below; right? Everybody --

MR. NIEC-WILLIAMS: Right.

COMMISSIONER MAY: -- driving in forward and load below.

I mean, maybe you could do that. That would be great if you could, but that seems like it's a very expensive thing in what's already a very expensive building. I just - I feel like there may be ways to take some advantage of what is there and I mean, you know, I don't know how important this connection to 5th Street really is but if I were to do anything on this site I would be tending to want to take a space toward the south end of that open space rather than kind of the prime space opposite the Freedmen's Hospital and, you know, having some kind of space there because it's, I mean this is the campus that is not -- it doesn't have a truly central organizing principle and it's on a, you know, on a sloped terrain and so there are all these different moments with different quads and different buildings and, you know, there was an attempt here to sort of create that as part of the I guess the more medical end of the campus as it were, and I would really want to take advantage of that and make it into not just a functional hospital, but the high functioning campus around it and having, you know, having a nice outdoor space nearby for the people who

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are the hospital, who are visiting the hospital, you know, rather than having to walk around the corner to the, you know, the back side of the library or something like that. I mean, I just -- and whatever you do it's got to be better than having a roundabout with a set of driveway ramps in the middle because that's just like the worst possible way to do it in my view, so.

Other than that I mean I think there's much to be said for this plan. I like the, and in some ways both the sort of the modesty of it in terms of not consuming a lot of extra land and being overly aggressive in, you know, when these other properties were excised from the plan a few years ago. But also the sort of the boldness of it, the number of important projects that are abutting into it and I hope and look forward to, you know, seeing the real buildings when we get to that point.

Can you tell me -- I mean I'm curious about sort of about the whole thing and maybe it was in the plan somewhere, but I must have missed it if it was -- can you tell me what the timing might be on any of these and if you can't tell me about any of them in particular, can you tell me what the timing might be on the hospital?

MR. NIEC-WILLIAMS: Absolutely. So in our implementations consideration section which is something I mentioned earlier, we do have a number of sort of action-based sequencing scenarios that we've illustrated. So the first item is actually modernizing our power plant which is currently under way

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and converting that from steam to SVHP pursuant to a whole, you know, steam plant incident that we had years ago and, you know, winter weather was bad.

But the next item is advancing the healthcare, health sciences and STEM and so I think the first thing out of the gate and really important and critical to the institution is the hospital itself. So that's probably one of the senior projects that you'll see coming in to the further processing, you know, as we continue to articulate and as you've seen, you know, we've garnered support from the community in terms of the whole, the tax piece that the city council passed, et cetera, with respect to this project.

So that's an important one. It does require some selective demolition but the buildings that we seek to demolish are currently unoccupied because of the aforementioned steam issue. So it actually created an opportunity for us to be able to accelerate potentially the delivery of the hospital, the MOB and the oncology center. So those are items that we definitely look forward to pushing in phase one of the plan which is the first five years of that.

However, in tandem with that what would result in once the hospital is built is that we still need to build our health sciences, right, and our STEM facility to the north. Now the new facility for the hospital will be directly north of our current med school, our current dental program, et cetera, but our

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pharmacy program and some of the other programs that are envisioned to be in the interdisciplinary facility are scattered across campus in other locations so first and foremost is really looking at vacating the C. B. Powell site which is the original Freedmen's Hospital and moving the school of communications, our radio station, television station, et cetera, off of that site so we can begin the decommissioning activities and then the stabilization of the historic edifice there. So that's something that's really important.

We do have a number of different off-campus options that the university is evaluating right now to move various programs and sort of shuffle the deck. So we're playing musical chairs is the affectionate term we've been using. But once we've, you know, swung everyone off of that Freedmen's Hospital site we do intend to, you know, implement the new center for arts and communications and that will ultimately be the permanent home of those programs that will be temporarily related, I'm sorry, relocated. That will then enable us to build the health science complex and the STEM complex and we envision that probably close to the end of the first five year tranche, just given that most of our energy and efforts are going to be focused on the hospital. So we have already started catalyzing the team. We actually have RFPs going out today and I think next week for the visioning and the sort of the A&E (ph) aspect of those designs.

So I think the other project that is probably quick to

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come out of the gate will be the first phase of project F for Foxtrot, Foxtrot 1. So that will be, you know, the student housing property along Sherman Avenue. The second phase is probably going to follow in the second ten to five year tranche of the plan but hopefully we might be able to accelerate that.

The other facilities such as the union, the athletics annex are going to be in phase two as well just given that there are a lot of different logistics necessary to clean the sites and relocate folks on the campus. One of the things that the 2011 master plan didn't necessarily envision is it didn't have these implementation considerations and that's why maybe only a few of the buildings that were called for in that plan actually got built. You know, you can't tear down the school of nursing and build a new school of nursing where the old school of nursing was; right? There's swing and everything else.

So I think that the only other project that we think will probably happen in the first five years is the fusion building which is project J for Juliet. That's on Georgia Avenue and we have an RFP already drafted up to go out for that project which is mixed use, retail, student housing, a recreation and wellness center and other student and university support functions.

COMMISSIONER MAY: Okay. Thank you. This is all in the plan in what section?

MR. NIEC-WILLIAMS: It is on section 4.6 which begins on

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page 167 of the plan.

COMMISSIONER MAY: Okay. Thank you very much. I'll look at that more carefully. That's it for my questions. Thank you.

CHAIRPERSON HOOD: Okay. Thank you. Commissioner Shapiro?

COMMISSIONER SHAPIRO: Thank you, Mr. Chair. Just a few brief questions. One, and you heard it from Commissioner May, you'll hear it I imagine from all of us. I think that the overall vision is excellent and, you know, very much compliments sort of the urban fabric around it. I like the way, again Commissioner May mentioned this as well, I like the way that this is a really efficient use of land and it's great to see.

So a few questions. One is the, you kind of answered this up front but I want to make sure I understood correctly. The I guess it's Foxtrot 1 and Foxtrot 2. They're above the allowed FAR so what you're saying is, what you're coming to us with is both recognizing the reality of the current FAR but you also want to give us the vision for what you want to do down the road. But what we're approving in this campus plan is just the first part of that, not the vision. So that's your understanding and expectation as well; right?

MR. NIEC-WILLIAMS: That's correct, yes. So while the comp plan calls for that area to be of higher density zoning we have not yet taken steps to actualize that and probably won't do

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so until the new comp plan comes in (audio interference.)

COMMISSIONER SHAPIRO: Okay. We're on the same page. Other question is around you're increasing the enrollment cap and you laid out the parking considerations. It was a nice chart that you had, around existing parking, future parking, it's just a very simple accessible way to describe it so I appreciate that. But there's kind of another issue here about with all these additional students, regardless of what's happening with the facilities, with all these additional students how is that not going to drive more parking?

MR. NIEC-WILLIAMS: That is an excellent question and I think that part of it is somewhat iterative because the Department of Transportation, you know, instituted the TDM plan and all of the different means and methods that, you know, encompasses that plan and so quite frankly rather than push back on that plan, you know, the institution does, you know, believe in the general tenets that DDOT pushes forward in policy-wise and otherwise. So while it would be great to have a better parking cap, a higher count, another factor to consider here is the Department of Transportation's general discomfort which new structured above grade parking facilities that have been expressed to us and so in reality while it would be fantastic to have 1,000 more spaces and some leeway there if, in fact, we have to construct those underneath these new Capital projects, the cost per space, you know, doubles if not more, right, to do that and so there's the

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planning aspiration, there's the practical reality that is policy and then there are the economics and so, you know, factoring in all of those things the institution generally is comfortable with the path that DDOT has set forth for us all the way back in 2011.

COMMISSIONER SHAPIRO: So essentially they're setting the parking cap for you and you're going to go along for that ride?

MR. NIEC-WILLIAMS: Yes, until such time as it becomes a fomenting issue and, you know, we have to come back to you guys and address it. That is the plan.

COMMISSIONER SHAPIRO: Right, right. Okay. All right. That's good enough and that's clear. So last question. I'm looking at the fusion building, building J Juliet. So it messes with me a little bit around what it does to the street grid and both, forget about vehicular access because there's another building behind it but even just pedestrian access and I'm wondering, it's a long block. What it does is it doesn't create, because it already exists, that long block, but it doesn't do anything to solve the problem of that long block unless I'm missing it and there is a way to a pedestrian cut-through. I'm not looking for a vehicular cut-through because I assume there is no vehicular cut-through there. So I imagine you've thought about that and I'm just curious to hear how you came to this sort of block elongating design?

MR. NIEC-WILLIAMS: Sure thing. And yes, it is sort of

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an existing condition that that is a super block; right? And if you recall in the 2011 plan the block just to the south of this, south of Barry Place where the iconic McDonald's is located, there was an intent and a desire to break up the super blocks in that structure which, quite frankly, was right outside of, you know, Charles Pierre L'Enfant's plan for the city and, you know, the grid broke down in that location.

So we are making great efforts on that side and if you look back to the 2011 plan there was a concept that was put forth to extend Barry Place/College Street potentially across that east-west block between Georgia Avenue and 6th Street; right? That would create a really interesting intersection that's already a T-intersection is pretty unsafe. You know, that's probably when you look at the CTR, like the report, that's probably the highest area of safety concern for students and everyone else. You got, you know, a bus lane that starts and/or stops at that intersection, et cetera, and so quite frankly, you know, there is if that was all green, right, and there was a footpath there would be a desire line that cuts just to the north of the proposed building J through the engineering parking lot and what's not evident in this plan is there's actually a little portal in between the chemical engineering building and the engineering building that actually lines up with the actual College Street.

So while that is a parking lot cut-through, right, and it's not, you know, a beautiful manicured space that is where most

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students today that are coming, for example from The Towers on Barry Place, cut across Georgia Avenue and if they're not going further north on campus, they'll get to 6th Street that way and then penetrate to the interior of the campus. So what we actually envisioned here for project J, and the grades and topography don't necessarily come through in plan view, but the 6th Street side actually has a much higher grade than round the back end on the west side or the east side of that block --

COMMISSIONER SHAPIRO: Yes.

MR. NIEC-WILLIAMS: -- has a higher grade than Georgia Avenue does and so students foreseeably will be able to enter into project J, right, through common spaces, et cetera, and actually be able to traverse that pathway east-west indoors and come out on 6th Street on the other side.

So that's really the desired intent and if you, you know, studied the existing condition there's actually an intersect -- there's a stair that will take folks from the parking lot behind that existing building up to 6th Street. So we're going to cut that stair, you know, making closed, you know, that sort of vertical transportation and then give students the option to be able to go through an enclosed environment. It'll expose them to wellness and the wellness and recreation center. It'll expose them to, you know, retail opportunities in the retail space, the eye lab, et cetera. Other functions that will create all that cross-pollination that I didn't belabor, you know, in the

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philosophical introduction of the plan but it's definitely part and parcel of what we're trying to accomplish, not just with the academics but with the student life spaces as well.

COMMISSIONER SHAPIRO: Okay. That's an excellent answer. That addresses them. Thank you. That's all I have, Mr. Chair.

CHAIRPERSON HOOD: Okay. Thank you. Mr. Turnbull.

COMMISSIONER TURNBULL: Thank you, Mr. Chair. Well, you've got a, Mr. Williams has got a -- an interesting few years ahead of you but with your president it sounds like you've got someone who's really involved and it looks like I already see the surgeon's hand in this plan, the way you've cut and carved and made this thing work so well. So you must work very well with your president on this.

Got a question. Go back to the health sciences complex and the STEM center. You've got the Powell building right there with the TV and radio buildings on either side, the little fingers that come out. Now those buildings are, at least the Powell, is it contributing, historic building; do I understand that right?

MR. NIEC-WILLIAMS: Not presently, it is not.

COMMISSIONER TURNBULL: Is not.

MR. NIEC-WILLIAMS: But we are proposing the expansion of our current historic district to include those grounds.

COMMISSIONER TURNBULL: Oh, I see, I see. Okay. I misunderstood that. Now those other buildings on either side of

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Powell are like finger-like buildings although they have a little sandwich building in between there's a little you're working on in between those fingers. Did you remodel -- are these going to be remodeling infill or how are you, what's going on there?

MR. NIEC-WILLIAMS: Yes. So to speak about the original Freedmen's Hospital which again has that administrative ward and wing in the middle, right --

COMMISSINER TURNBULL: Right.

MR. NIEC-WILLIAMS: -- (audio interference.) And then you've got two sets of wings, the --

COMMISSIONER TURNBULL: The fingers, yes.

MR. NIEC-WILLIAMS: -- ward wings on either side; right? So on the west side the wing, the interstitial space between the original wings was infilled I want to say it was in the '70s or '80s to support the radio station. So that's where our radio station is housed. The two wings on the east side, they're not actually infilled. There is a fence there and they're, you know, where some, there's a court -- a manicured courtyard and at one point in the past there were some, you know, daycare activities and things like that so sort of a cordoned off space to protect the young ones. The television station in fact is actually built behind the original Freedmen's Hospital building.

COMMISSIONER TURNBULL: Oh, okay.

MR. NIEC-WILLIAMS: Like kind of right in the core of the site and part of the reason is they require these really large

ceiling height spaces for their studios and whatnot. So yes, what we are proposing to preserve is actually the original four wings and the central administrative wing and quite frankly I think we would seek to take down the addition that was made to the westerly set of wings that added the radio and television, I'm sorry, the radio station and actually restore that to its original condition with a courtyard in between the two wings.

COMMISSIONER TURNBULL: So the exterior of those buildings as we're looking at it from Bryant would remain?

MR. NIEC-WILLIAMS: That's correct.

COMMISSIONER TURNBULL: They're not going to be touched. They're going to be untouched. Okay. Now is the health science going to be built first and then the STEM center?

MR. NIEC-WILLIAMS: That's likely the outcome. I think in a perfect world if Dr. Frederick keeps garnering these donors and we, you know, continue to get our support we would love to be able to implement both of those projects in tandem. Obviously there's a lot of efficiency in doing that and more likely than not we would want to do as much as possible in terms of like the underpinning and the foundation to grade work on both projects as simultaneously as possible. So that would be our desire, yes. Whether that's a reality really depends on the dollars and the cents.

COMMISSIONER TURNBULL: Now there's no parking under there is there or --

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MR. NIEC-WILLIAMS: Currently there is not.

COMMISSIONER TURNBULL: There is not.

MR. NIEC-WILLIAMS: But we are proposing that there would be underground parking underneath the new additions to that site.

COMMISSIONER TURNBULL: One deck or two decks, or what?

MR. NIEC-WILLIAMS: I think, and let me look into the plan here. I think that we called for at least one level of underground parking --

COMMISSIONER TURNBULL: One level.

MR. NIEC-WILLIAMS: -- that would span the whole at least, so let me just look back to my project data sheet here. Two.

COMMISSIONER TURNBULL: Two.

MR. NIEC-WILLIAMS: Two levels.

COMMISSIONER TURNBULL: Okay. And you would get in that from on the back side as I'm looking at it from Bryant on the other side?

MR. NIEC-WILLIAMS: Yes. From College Street would be the optimal --

COMMISSIONER TURNBULL: College.

MR. NIEC-WILLIAMS: -- point of access. However, again, when we get into further processing as Commissioner May mentioned, there's a desire not to have them on public streets, the curb cuts so --

COMMISSIONER TURNBULL: Right.

MR. NIEC-WILLIAMS: -- I think, we all think collectively that the best access location would be from College Street just given that Bryant Street is going to be so heavily utilized by the healthcare enterprise.

COMMISSIONER TURNBULL: Right.

MR. NIEC-WILLIAMS: But Bryant Street is a private street from that segment and that would fall right into the wheelhouse of DDOT wanting us to put the curb cuts there on private property.

COMMISSIONER TURNBULL: Ooh, that'd be tricky.

MR. NIEC-WILLIAMS: It would. So that's going to be an interesting one to navigate --

COMMISSIONER TURNBULL: Yes.

MR. NIEC-WILLIAMS: -- in further processing in tandem with what we discussed about the hospital.

COMMISSIONER TURNBULL: All right. Thank you. My only other question was you had mentioned when you were talking earlier about agreeing to everything that OP had said, Department of Transportation, the ANC, all the different things that they had asked for, is that's also with the affordable housing comments? The, I think we're looking at what's the 30 60 AMI. Is that what we're going to be shooting for?

MR. NIEC-WILLIAMS: Yes. So to shed more light on that, that's actually I think on the part of the community more of a

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double down and a confirmation of what we've already committed to.

So, as I mentioned earlier, as part of the extraction order --

COMMISSIONER TURNBULL: Right.

MR. NIEC-WILLIAMS: -- there are several conditions. The first was, you know, we file a new plan by 2020 in March and then the second was that the university establish a target and a goal of, you know, adding between 50 and 100 --

COMMISSIONER TURNBULL: Right.

MR. NIEC-WILLIAMS: -- affordable housing units at not greater than 60 percent so, you know, I think it was written I think 30 to 60 percent. Not greater than 60 percent AMI to be distributed anywhere in the institution's portfolio overall but, you know, the caveat being that these are units that are incremental and above what the IZ requirements or other District requirements are.

COMMISSIONER SHAPIRO: Okay

MR. NIEC-WILLIAMS: So these are supplementary units and in, you know, some of the materials that we've provided to the Office of Planning with respect to that, you know, in all of the deals that Mr. Freeman has been working, and myself been working in what I call our night job which is the monetization of these properties to pay for this master plan, so far we have provisions in all, you know, in many of those deals to be able to essentially buy down and subsidize the cost of affordable units above the inclusionary zoning requirements and to date we believe that's

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about 54 units that we have the option to elect and that actually does not include one of the larger properties which is the Bond Bread and WRECO garage properties. So, you know, the IZ units that we through our development and through our partners will realize is about 51 and then we have the option even now, and this is very early in the process of monetizing these properties have already, in our minds you know, hit the target area or at least caused the option to be able to hit the target just on the few properties that we've done to date.

COMMISSIONER TURNBULL: Well, thank you for explaining that. It sounds like you're being as creative as you can to be able to reach your goal so thank you very much and appreciate looking to -- looking at all these projects in further processing. So thank you.

MR. NIEC-WILLIAMS: Thank you.

CHAIRPERSON HOOD: Okay. Thank you. Vice Chair Miller.

VICE CHAIR MILLER: Thank you, Mr. Chairman. Just to follow up on Commissioner Turnbull's question, Mr. Williams. It's Mr. -- is it Niec-Williams, is it?

MR. NIEC-WILLIAMS: Yes. Actually it is and my mother is a very adamant feminist so she very much though appreciates my full name being used. She kept hers, my dad kept his, yes but --

VICE CHAIR MILLER: Yes. I think people --

MR. NIEC-WILLIAMS: -- so thank you for that.

VICE CHAIR MILLER: -- well half the people may be wary

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of mispronouncing it so I'm glad, I wanted to clarify the pronunciation. So Mr. Niec-Williams, just to follow up on Commissioner Turnbull's question on the affordable housing condition carry forward from the previous order, you said you provided -- and I heard the numbers that you are making progress on for that goal. Do we have that in the record or can you, yes I think you said you provided it to the Office of Planning, can you provide that in the record of this case if we don't already have it somewhere or just point me to it where the progress is in implementing that goal in this record?

MR. NIEC-WILLIAMS: So unless my fearless counsellor stops me, I have no problem with that.

VICE CHAIR MILLER: Okay. I think that would be helpful to see especially because the ANC and I think Pleasant Plains each referred to that condition and were interested in making sure that there's a some kind of mechanism in place to assure the implementation of it. So yes, whatever detail you can give in the record that would, as a supplemental -- as part of your supplementary statement, that'd be great.

MR. NIEC-WILLIAMS: Also, just to highlight the thing that the ANC and other groups wanted to have realized was as part of the Community Advisory Committee that we hold on a quarterly basis that we actually establish a subcommittee that's open to, you know, members of the local community that specifically focuses on the affordable housing goal, how it's realized, the unit mix,

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the configuration, you know, is it a preference for family-style units as opposed to studios and things of that nature. So, you know, we're going to be working in earnest with the community and Dr. Leonard has actually already solicited these groups at our most recent CAC for, you know, a list of members and whatnot and interested parties. So we already have a, you know, small working group and actually look to meet probably within the next 30 days after this hearing.

VICE CHAIR MILLER: Right. So just if we could have that in the written record I think that would be helpful for all concerned. The senior housing that you, that the president referred to and maybe you referred to in your presentation, that's being built on the -- for retirees and maybe others on the east, is it the east campus or the eastern part of the central campus?

MR. NIEC-WILLIAMS: Yes. So that's a separate campus that's subject to a separate master plan.

VICE CHAIR MILLER: Separate campus (indiscernible.)

MR. NIEC-WILLIAMS: Yes, that's our -- that's our east campus in Brookland.

VICE CHAIR MILLER: Right. So that's not in -- is that in front of us or not? Is that part of this plan?

MR. NIEC-WILLIAMS: No. No, it's not, no, no. So we have two other master plans, the east and the west. Obviously our main focus is trying to get the central campus out as that's most of our resources but we have been working in the communities both

Ward 3 and Ward 5 in earnest over the past couple of years.

VICE CHAIR MILLER: And how many -- so we'll get, I guess we'll get to see that in some other proceeding maybe, but --

MR. NIEC-WILLIAMS: And I prefer to address it in another proceeding.

VICE CHAIR MILLER: Okay.

MR. NIEC-WILLIAMS: But if you have questions I'd be happy to try to answer them.

VICE CHAIR MILLER: Is there a number associated with -- a number of units associated with that senior housing just in general at this point or is it too early?

MR. NIEC-WILLIAMS: I think it's a little early to try and pin down the number of units but we do have folks that are working on models to determine what, you know, the most feasible outcome would be there. Because I think when it comes to senior housing, there's a couple of different scenarios, right, and it's different product types. There's independent living, assisted living, et cetera, and so again, you know, we're working with market and with our consultants there to really determine, you know, how to flush that out and make it so that it not only serves, you know, our community, you know, for the institution, for the retired faculty, et cetera, but also with the local community and the city at large.

VICE CHAIR MILLER: And one final question. On the environmental aspirations of this campus plan, I mean I see the

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renewable energy project that's there and the power plant that you just referenced a little while ago. The Office of Planning in their report was -- says it will assess and says that they and DOEE will be assessing in further processing the individual buildings in terms of their LEED certification but they were encouraging that there be a, you know, maybe a stronger goal than just that the buildings to be built under this plan be at the LEED building standards. Did you consider building -- having an aspirational goal of gold or LEED goal for the (audio interference.)

MR. NIEC-WILLIAMS: Well, it's interesting that you bring that up. So I think that if you go back to the principles underlying the plan that there's a bullet, the last bullet in fact talks about, you know, promoting sensible sustainability and so I think that, you know, to characterize that and it wouldn't be any different than what we described in the 2011 plan, our goal is really to, you know, reduce carbon footprint, to reduce energy consumption, to reduce really practically the operating costs of our buildings on campus; right? And so, you know, that's an important facet. It's a little bit different than, you know, trying to get a plaque for example but I'll give you the example of our interdisciplinary research building, which many on campus call my baby, on Georgia Avenue and W Street which we actually targeted and in our designs thought that we were going to achieve LEED silver which was miraculous for a research building with, you

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know, electro-magnets and, you know, high intensity uses, you know, high consumption of MEP systems and everything else and in fact we received LEED gold for that building and so we -- I don't know how but by some way we outpaced our aspirations there.

But to give you a sense that we're not in it for the plaque it has achieved LEED gold, we haven't bought the plaque. We haven't put it up. It would be great to do it. Maybe, you know, maybe sometime after the pandemic has died down a little bit we'll have a little ceremony about that but so I think that, again, our approach towards that is really one that's driven more so by economics, you know, that it is going to become increasingly difficult because of BEPs and a number of other things to have those sort of energy (indiscernible) around campus that go unmitigated and unchecked and so not only in our new construction, but also in the renovation programs for these buildings you've got to make sure that, you know, we're approaching it from a sustainability perspective and LEED has really been sort of the gold standard.

I know that there have been other sort of, you know, rubrics that have been introduced at various levels for other projects but that is something that, you know, even as we work right now through, for example, the Douglass Hall renovation project that's the LEED scorecard that we're filling out for that and so, you know, it is our aspiration to try and realize the greatest degree that is economically and otherwise viable and

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sensible for the projects. So I can't commit to LEED gold but I didn't on the interdisciplinary research building and we got it anyway, so stranger things.

VICE CHAIR MILLER: Okay. And well, whether you have the plaque or not that's a great accomplishment so thank you for that. Back to you, Mr. Chairman, and thank you for all the community engagement that your team has done with Pleasant Plains, LeDroit Park and ANClB and we look forward to hearing from very shortly.

CHAIRPERSON HOOD: Okay. First of all, Mr. Niec-Williams, next time if I pronounce your name incorrectly please correct me early on. So I hope your mother didn't watch the first part of these hearings. Let her watch from this point on, so we will refer to you as Mr. Niec-Williams. So thank you. Apologize for that, to you and your mom.

Let me first also ask you, I'm not going to ask you any questions about the east campus, living in Ward 5. That's the ball's over here so I know you all are working on that and again, as I told the president, I'm very confident that there will be some type of community engagement and I'm sure Howard will -- you all will work together as you've done in everything else I've seen so since I've been on the Commission to make it a win-win for everybody I'm sure, especially for Howard because you all are the ones who are, need the main benefit but I'm sure you're also taking into consideration what comments the community say because

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that has been your track record, so I'll leave it at that. Enough said on that and I agree with you, let's save that for another forum.

The other thing that I want to comment. Our counsel works very hard on making sure that we're teed up with all the legal sufficiency things, Mr. Tondra and Ms. Cain, they work very hard. There are a number of things that I would ask Ms. Giordano to make sure she works with our counsel although some of them we may have alluded to because it's a lot of information.

But let me just run through a couple. I know the conditions. I think what I've heard from you you all have accepted all of the conditions, every condition I think you all have accepted whether it be from OP, DDOT and the ANC and I think I've heard you say that a number of times. There are some things and I would like my colleagues and I to give permission to counsel to work along with Ms. Giordano and make sure that the record is complete.

Let me just see if I can pick up a few of them and I won't put them on the spot and ask them have they been satisfied because I know you have given a lot of testimony. We know all the buildings that will be subject to further processing review and approval by the Commission. We get that. I think one of my colleagues also mentioned one of the ANC's conditions about the maintaining the whole of developing 50 to 100 affordable housing units above the IZ requirement of 30 percent/60 percent. I think

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that's been covered.

I want to make sure also the record is complete. We talked about the conditions. I think you mentioned and I think we talked about it earlier the university did provide a partial breakdown of the farm (ph) by zone at a 26 table on one on one and 1.2 parcels section included above but noted that the admin (ph) had provided information required to the campus plan. So anyway, those are some of the things that we need to make sure that Ms. Giordano works with our counsel in short for the record. I'm not going to go through all of them but I wanted to acknowledge that because our counsel does give us, like your counsel, give us some legal stuff that we need to make sure that we follow up on and I wanted to put that on the record as well, and we need that for the record. I know today I have some additional comments come from DOEE and some other things so I wanted to make sure all the work they put in is acknowledged. We appreciate our counsel as well as all those who work hard to have this so we can move forward.

Let me ask you, in your plan one of the things that I saw and I don't have any major things, but one of the things I saw -- at least not yet -- is about the trees. Now I'm not an arborist but I saw some trees in poor condition from what was in the report and the first time I read it it said the poor condition trees will last for five years, I think it will be changed in five years. If it's in poor condition, isn't that a safety issue and I'm just flagging this. I mean I'm not saying, you know, for me

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I'm sure that you all would deal with it if it's a safety issue because we don't want to have any catastrophes up on there, on the campus.

But I think just like the urgency of the plan, those kind of things we need to have urgency as well. I would implore you all to relook at that. I don't know what all you have to go through. I don't know what type of trees they are, what you have to replace them with, if the monies there yet. But if they're in poor condition and we put it, like three of them I think I saw that were in poor condition, so I would ask that you look at that.

Also back up, if I'm not mistaken and I saw on the diagram Gresham, I think it's Gresham Street or Gresham Place, is that still a one-way up there by the stadium?

MR. NIEC-WILLIAMS: It is.

CHAIRPERSON HOOD: Is there a proposal to -- is there a proposal to make that two-way?

MR. NIEC-WILLIAMS: That is not something that we had included in this plan but it's not a bad idea.

CHAIRPERSON HOOD: Oh, no. I thought I saw it being proposed that way, that's why -- the only reason I brought it up.

I'm not making that recommendation. You all know it better than I do. I just know years ago back up in there it used to be kind of rough so I was just wondering when I looked at it I said oh, they're proposing that to be two-way but you all are not. Okay.

MR. NIEC-WILLIAMS: A public street.

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CHAIRPERSON HOOD: Right. I'm not advocating for it but I was just well, you know, you can go through the process and get them to do it two-way and that kind of stuff but if that's not an issue, I'm not pushing for that. Let me just ask this. Refresh my memory, what are you all doing with off-campus housing? What are we doing with that?

MR. NIEC-WILLIAMS: There is an off-campus housing office and there's an administrator within the student affairs division, Dr. Turner, actually heads that up. So we have a website that connects students with off-campus housing locations and providers. So they register and, you know, there's a whole process to make sure that they're connected. But in addition to that, there are forums that, naturally during Covid, you know, maybe not quite as applicable but as part of the freshman orientation and new student orientation, students that reside off-campus actually are required to come and attend sessions, you know, where folks are introduced to community, they review the different, you know, rules and regulations, the Student Code of Conduct, et cetera, and also just highlight that, you know, for example due to the Clery Act, you know, folks residing off campus and campus police has a certain degree of jurisdiction there so they are bound by the Student Code of Conduct whether they live on campus or not.

So those are the sorts of things that we currently undertake to realize that and we have found that when you look at

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like the heat map in terms of zip codes or where students are residing that from, you know, the 2011 plan to 2016 to now that those off-campus residents are really consolidated into one primary zip code 20782 which is in Hyattsville, Maryland and so, you know, there's a building up here that I think it was built originally as part of the whole America Boulevard UTC development up here in Hyattsville right across from the shopping mall but about 90 or upwards of 90 percent of the beds in that building right now are occupied by Howard University students. So it's sort of a de facto, you know, dormitory facility. Even though we do not own it, it is a very popular place because it's right on the Green line and there's a shuttle that actually leaves to campus every 30 minutes to and from that location.

CHAIRPERSON HOOD: So regardless of the distance and regardless of where they're located whether it be in Hyattsville or further out maybe in the 20018 zip code Howard has a Code of Conduct that they all have to follow or adhere to?

MR. NIEC-WILLIAMS: As a Howard University student, that's correct.

CHAIRPERSON HOOD: Okay. And if a community has issues with that, then what happens? Who do they report to? The president or I mean, not the president, a senior vice president or the student office? How does the community deal with that?

MR. NIEC-WILLIAMS: So there are two avenues. I think that the most formal one would be to connect with Dr. Joe Leonard

who's the community association director but also if it's a specific issue germane to student housing or students that are housed off-campus, Dr. Valarie Turner is definitely a really important point of contact to be able to loop. You know, the two of them are probably going to compare notes and, you know, cross-pollinate. But, you know, that is I think the protocol if folks have issues with students, you know, and I know that were President Frederick were here he would probably chime in and say that, you know, he's not unfamiliar with folks directly emailing him or his staff about issues as well. But the proper channels would again be Dr. Leonard and Dr. Turner.

CHAIRPERSON HOOD: Okay. I know I saw about the community groups still doing their work. I just didn't see anything on that in this plan and it's probably in there, I just may have missed it so I figured I would ask you verbally. I don't think I have any -- oh, I do, I do.

Just to touch on this even though we're going to hear from two people, let me pull up their -- I'm going to try to go off the top of my head. One of them was we, I think we, you know what? I'm not going to take on the call. What I'm going to do is let you listen to testimony. I'm sure that one of the two, well at least one of the persons who are here in opposition. First of all, are you familiar with -- give me one second. Give me one second, let me see if I can get my file to open up. You know, it's funny these things always work until you're ready to -- okay.

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Evanna Powell, Ms. Powell -- okay it opens up now -- are you familiar with a letter from Ms. Powell who submitted something to the record in opposition to this case and why she -- have you had a chance to review it?

MR. NIEC-WILLIAMS: Yes. That came to our attention today. Our counsellor sent it over to us. So yes. Is that you would -- would you like us to respond or react to that?

CHAIRPERSON HOOD: Well, I'm going to let her do the presentation first and then I just want to make sure that you probably at the end would like to respond. But you know what? I would like it for the record so if you all can do a one pager or whatever it is in response for the record. But we'll see once we get to the end for rebuttal. We may ask for it but I'd like to get it in writing as well because some -- one of the issues, and I'm going to have an exchange with her, because one of the issues I'm not sure if it was necessary. I need to understand better in my jurisdiction. Also from Main Street, they mentioned the stables. I'm sure, have you had conversations with Alex Padro and that team with Shaw Main Street?

MR. NIEC-WILLIAMS: Yes, we have.

CHAIRPERSON HOOD: Okay.

MR. NIEC-WILLIAMS: We have had conversations with them. So I think, you know, the letter and spirit of the letter does state that they support the principles and the goals of the master plan but as you know the organization that has the primary focus

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on the Georgia Avenue corridor, in particular in the Shaw neighborhood, they also are a preservation organization and they work really heavily, for example, on the O Street market project and others. So yes, they expressed that and, you know, just so you know each project in the write-up in section 4 of our master plan has a section on community and neighborhood impacts if they exist, as well as a section on historic preservation considerations. So, you know, we did as I mentioned conduct a very comprehensive study and worked very extensively with HPO on the expansion in the District as well as the proposed new Capital projects and, you know, I think that any institution, any land owner gets a little wary when historic preservation comes up because, you know, it's a relinquishment, at least optically, it's a relinquishment of control. But we feel that, you know, overall that the balance of elements that we've come up with in working in tandem with the SHPO and with HPO really, you know, creates a balance of honoring our legacy and what I've come to say is, you know, people of color in particular in this country have got not so great of a past and in many cases and many times our past has a tendency to drag us down and it can drag us back and so while we want to respect and maintain, you know, the history of our campus and everything else we also want to make sure that our past doesn't drag us down and block us for, you know, the beautiful future that we want to create.

So I think, you know, in spirit that's sort of our

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general reaction to, you know, what Main Street wrote in their letter. But we look forward to their overall participation and our ongoing processes as we continue to articulate these projects into further processing.

CHAIRPERSON HOOD: Okay. I appreciate your answer, especially with the hurdles that have been put in people of color's past and present, so I appreciate that and that does not -- definitely fall short on me because I'm living it, so -- like others. So I understand that but I wanted to make sure that we put that on the record but I am sure from the planning I see that you all have taken all of it into consideration. If it was doable it would have been done but I think there are some other things that take a higher priority. So I just wanted to make sure we put that on the record and probably for the record we may want do a paragraph so you can have it for the record for the campus plan.

All right. Mr. Niec-Williams, thank you so much. Let's see. Is the ANC here? Ms. Schellin, any cross?

MS. SCHELLIN: Let me look one more time. Mr. Turner, I do not see James Turner, no. He is the (audio interference.)

CHAIRPERSON HOOD: Okay. So we're going to give Mr. Niec-Williams about a ten minute break. Let's go to the Office of Planning and District Department of Transportation and I think in that presentation that they want to talk about the DOEE comments, further comments that they may provide that to him. So let's go to Ms. Brown-Roberts and then Ms. Kelsey Bridges from DDOT.

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MS. BROWN-ROBERTS: Good evening, Mr. Chairman, and members of the Zoning Commission. Maxine Brown-Roberts representing the Office of Planning on Zoning Commission case 20-08. The university proposes a campus that emphasizes excellence in education, urban form environmental protection, multi-modal transportation opportunities and historic preservation that would benefit the university, the surrounding neighborhood and help to meet many of the goals of the District. The university proposes nine major Capital projects for a total of 2.8 million gross square feet of space to support academic, residential, administrative, athletic, student life, retail and a new Howard University hospital.

Subtitle X Section 101 of the Zoning regulation outlines the standards for reviewing campus plans. The campus plan includes several projects with the majority of the eastern portion of the campus and would not be directly adjacent to neighborhood residences, therefore direct noise impact should be minimal. The dorms on the west would be in an area of other private buildings and it is not anticipated to have objectionable impacts. Information and other operations of new dormitories will be further detailed at the time of further processing.

The university proposes an increase in the current student cap from 12,000 to 15,000 students. The projected increase in enrollment and staff over the life of the campus would be accommodated within the facility improvements and academic

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support programs and OP does not envision a negative impact from the increased cap. Under the 2011 campus plan there was a significant increase in housing facilities for underclassmen. The university proposes an additional 2,500 beds. In this plan the housing needs for upperclassmen are prioritized to facilitate a reduction in the number of students residing within adjacent communities. The university proposes some increases in retail and commercial uses which would be mostly along Georgia Avenue which is appropriate and away from residential areas. In addition to the improvements in facilities, the university is proposing improvements to enhance the overall campus environment, open space and historic preservation. OP commends the university on its serving (ph) analysis of campus resources and working with the Historic Preservation staff and the determination that there's a potential for Howard University historic district.

The proposed campus plan is not inconsistent with the comprehensive plan. The citywide elements as well as specific recommendations for Howard University and the midcity element in the reduced (ph) small area plan. In summary OP is supportive of the university's development plan which has been designed to minimize impacts of noise, students and traffic and would support the university's academic future.

The Office of Planning therefore recommends approval of the proposed campus plan with the conditions that the overall maximum student enrollment be accepted at the proposed 15,000

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students. The campus plan should be valid for ten years and campus plan amendment and further processing application be submitted for the current site of the Howard University Hospital be proposed for reuse and that the Community Advisory Committee should be retained. Thank you, Mr. Chairman, and I'm available for questions.

CHAIRPERSON HOOD: Thank you, Ms. Brown-Roberts. Let's go right to DDOT. Ms. Bridges.

MS. BRIDGES: Hello.

CHAIRPERSON HOOD: Yes, we can hear you.

MS. BRIDGES: Good evening Chairman Hood and members of the Commission. For the record I'm Kelsey Bridges with the District Department of Transportation. DDOT is supportive of the Applicant's campus plan proposal. As you heard in the presentation, the Applicant has coordinated with DDOT and has come to an agreement with the Applicant on a robust transportation demand management plan to mitigate the project's impacts to the transportation system. The TDM plan and performance monitoring plan are documented in the December 11th, 2020 (indiscernible) CTR which is Exhibit 17 A1 through 17 A18 on the record.

The Applicant proposed a performance monitoring plan and parking cap that are consistent with the DDOT's approach to infill development that is focused on generating foot traffic and the supporting adjacent transit routes. The Applicant is planning to come back in for further processing as each parcel redevelops so

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we can further finesse access and loading.

The TDM plan, along with the detailed annual performance monitoring and the DDOT conditions outlined in the report Exhibit 36 are sufficiently robust to encourage non-auto travel. Prior to the draft zoning order of this application, DDOT request the Applicant submit a claim document to DDOT for concurrence containing the modified TDM program, performance monitoring criteria and infrastructure commitments which will ultimately included as conditions. DDOT may have additional feedback prior to concurring with that plan. Once the plan is agreed to it should be included in the case record and ultimately in the final Zoning Order. With the agreed to TDM plan and monitoring plan included in the final Zoning Order, DDOT has no objection to the approval of this campus plan application. Thank you.

CHAIRPERSON HOOD: Okay. Thank you both. Thank you Ms. Brown-Roberts and Ms. Bridges. Commissioners, any questions or comments? Commissioner May.

COMMISSIONER MAY: I just have one question for Ms. Bridges. I assume you heard the discussion I had with Mr. Niec-Williams about projects B and C. I think they were the ones that were going to have access off the back side of the low side of the buildings. Do you -- I noted in your report that you were not in favor of having curb cuts in that area and I'm wondering if there is room for something like to happen because from just a campus planning perspective and given the grades and everything else it

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seems like it's the ideal location rather than trying to come in from the high side through the campus to get to the parking lots.

So do you see options for making that work?

MS. BRIDGES: Yes. We also discussed too potentially having an access point that would kind of -- you would turn in on, into Howard Place and then kind of make that adjustment while still using the grade utilizing that on, well let me just sort of pull up my map, so that was an option. There may be a need to have an access point. I think in general we would like to minimize that and while still understanding there are -- there's rationale to utilize the grade we gather that, but there may be some other ways to achieve that using some of the existing access without having to also, you know, cross through the pedestrian, heavily pedestrian space which I know Howard wants to preserve that internal part of the campus to focus more on that, so.

COMMISSIONER MAY: Right. Is it conceivable that some sort of traffic control, a signal light or something like that might fix it as well if it was actually (indiscernible?)

MS. BRIDGES: Depending, yes, depending the location there and I think part of the concern is the (audio interference) history of that area is kind of conducive to -- it's windy, it's conducive to speeding and so I think that any access point that would be located at that point we would have to go through like a process to understand and make sure, especially if you're utilizing grade. That also means you're going to have high

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retaining walls likely and so making sure that there aren't visibility concerns and as we move through further processing to identify those more specific details, I think that that's definitely part of the process.

COMMISSIONER MAY: Okay. Thank you. That's it.

CHAIRPERSON HOOD: Okay. Thank you. Commissioner Shapiro, any questions or comments?

COMMISSIONER SHAPIRO: No questions, Mr. Chair. Thank you, Ms. Bridges.

CHAIRPERSON HOOD: Thank you. Commissioner Turnbull. Mr. Turnbull.

COMMISSIONER TURNBULL: None here, Mr. Chair.

CHAIRPERSON HOOD: Vice Chair Miller.

VICE CHAIR MILLER: No questions, just thank you, Ms. Roberts and Ms. Bridges for -- Ms. Brown-Roberts and Ms. Bridges for all your work with Howard University on this campus plan and comprehensive reports.

CHAIRPERSON HOOD: Okay. Thank you. I too want to thank you both. Let's see if we have any questions or cross on either one. Ms. Giordano, any cross of either OP or DDOT?

MR. NIEC-WILLIAMS: I don't believe so. One thing that I did want to just mention really quickly in response to Vice Chair Miller's question. The issue around portable housing, that actually is in our compliance statement. So if you review that, the table and the number of units and the number of units we've

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negotiated is in all incorporated into that document. Just for the record.

VICE CHAIR MILLER: Okay. Thank you. And where's the compliance document?

MS. GIORDANO: Oh, I can respond to that? It is an attachment to our most recent letter with the supplemental submission. I can give you the exhibit number in a minute.

VICE CHAIR MILLER: No, that's okay. That points me in the right direction. I'll find it. Thank you very much.

MS. GIORDANO: You're welcome.

CHAIRPERSON HOOD: Okay. Let's go to the report of the ANC. I will do that. It's already been mentioned the ANC do have some conditions and as Mr. Niec-Williams has already mentioned the, hopefully I'm pronouncing that right, Niec-Williams has already mentioned that they support all the conditions and the record and the vote from the ANC was nine zero to zero which showed that apparently the way it reads there are nine number of members present at the meeting were were nine, number of members a constant quorum of seven, they have nine members and they voted unanimously according to Exhibit 31 from Chairman Turner.

Okay. Let's -- now Ms. Schellin, do we have anyone who's here in support of this project?

MS. SCHELLIN: We only had one person sign up and that is Ms. Powell. She is in opposition. She's the --

CHAIRPERSON HOOD: Okay.

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MS. SCHELLIN: -- only person who has registered and she's --

CHAIRPERSON HOOD: Okay.

MS. SCHELLIN: -- for Mr. Young's purposes, she is listed as call-in user No. 2.

CHAIRPERSON HOOD: Okay. Let's bring her in and then Ms. Powell you may begin once you get straight.

MS. POWELL: Hello. Did you unmute me?

CHAIRPERSON HOOD: Yes. You're unmuted, we can hear you. You going to identify yourself and you may begin.

MS. SCHELLIN: Ms. Powell.

CHAIRPERSON HOOD: Ms. Powell, you're unmuted. You may begin. Identify yourself and you may begin.

MS. POWELL: Oh, yes. Can you hear me now?

CHAIRPERSON HOOD: Yes, we can hear you. You may begin.

MS. POWELL: Okay. Good evening, Ms. Schellin and Mr. Hood. Thank you for allowing me to testify today. I'm Evanna Powell, a double alumni of Howard University and a member of the Greater Washington D.C. Howard University Alumni Club. That is the largest Howard alumni club with 429 members.

I am here to oppose this plan deemed to be a land use plan. I oppose this plan because, 1) I have not seen, heard of or read an academic plan for the 2020-2030 time period. Academics are the integral part of Howard and are interrelated with land use. Lack of such plan is problematic because academics were and

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are the reason for Howard's creation and existence but no academic plan is included in the plan before the Zoning Commission today. Because Howard's creation and existence are academics, the needs and requirements of its academics should be determined prior to determining how its land will be used and the absence of Howard's academics being described for the 2020-2030 timer period the academics are in second place in terms of access to Howard's land and funds derived from the land. Addressing land use prior to determine the needs and requirements of academics can result in resources required for academics no longer existing.

To date, no academic plan for 2020-2030 has been created and presented to the Greater Washington Alumni Club during any of its monthly meetings I attend in person or virtually. Today, I request that 2020-2030 central campus academic plan be created and that the plan before the Commission today be postponed until the academic plan has been created by curriculum specialists and accepted by among other entities, the Greater Washington Alumni Club and Howard University alums who truly love Howard and want Howard to survive.

Lastly, I oppose that part of the 2020-2030 plan that proposes phasing (ph) the Cathy Hughes School of Communication, the buildings that house WHUT, the TV station, and WHUR, the radio station, and squeeze them in a building on the parking lot behind Cramton. That parking lot is very small and placing it there at that location is an insult, a move and a place for communicators

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to not be seen or heard. I respectfully request a better location and better accommodation so that Howard can continue to be heard and seen. Thank you again.

CHAIRPERSON HOOD: Thank you very much, Ms. Powell. Let's see if we have any questions for you. Commissioner May, any questions for Ms. Powell?

COMMISSIONER MAY: Ms. Powell.

MS. POWELL: Yes.

COMMISSIONER MAY: I do have a question. So, and I appreciate your coming and testifying today and I'm curious, you know, you are the president of the Alumni Club or Alumni Association.

MS. POWELL: No, I am not the president. I'm just a member.

COMMISSIONER MAY: Oh, you're just a member. I'm sorry, I thought I understood you to be the president. I was mistaken. So I'm wondering what the views of the Alumni Association is as a whole?

MS. POWELL: I would think that it would be the same as my views but I have not asked them individually what their position is. But because the university is about education to do that which curtails the resources and all to consider what needs to be taught there would be something that they would probably agree with.

COMMISSIONER MAY: Okay. Thank you. I was just curious

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about whether you had substantial conversations with your fellow members, so thank you.

MS. POWELL: Uh-huh.

CHAIRPERSON HOOD: Commissioner Shapiro, any questions for Ms. Powell or comments?

COMMISSIONER SHAPIRO: I have no questions but, Ms. Powell, I just want to thank you for taking the time to testify and for us to hear your voice. That's all I have, Mr. Chair.

CHAIRPERSON HOOD: Okay. Mr. Turnbull, any questions or comments?

COMMISSIONER TURNBULL: I have no questions. Thank you, Mr. Chair.

CHAIRPERSON HOOD: Okay. Vice Chair, any questions or comments?

VICE CHAIR MILLER: No questions, thank you.

CHAIRPERSON HOOD: Okay. Ms. Powell, this is Anthony Hood. I am going to follow-up as well about the academic plan because basically for me, and let me just -- when I read your letter, Ms. Powell, and you probably will disagree with me to a point, I think the academic plan while not necessarily for our use is in front of us about where this is going to be done, how that's going to be instituted. We are not the curriculum. We, I mean let me speak for myself. I am not the curriculum expert in administrating education. We're basically saying -- I see how you tied it to land use, but I think this is, the way I perceive this

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plan and I'm looking at your letter, I think the academic plan whatever the university had in mind as far as moving forward with the academic part of it is how we derived or how we got to this point with the campus plan and that's just my assumption and that's my opinion. I think that was already included in what they presented to us from an academic programmatic standpoint and I'll leave it at that.

But I will explore that some more, Ms. Powell, as we continue to move forward and ask questions and also the Commission, while a lot of residents think the Commission has so much jurisdiction we actually don't. We have to kind of stay in our lane and I will continue to inquire about what you put in your letter because I appreciate you taking the time to come down and do this, but I also want to make sure the Commission, we have to make sure that we stay legally within the legal bounds where we are supposed to where we are. So that's my two cents on it, so I don't know if you have any response you want to get to that. You may disagree with me but I will tell you what I will commit to do is to ask the university and also ask the question as we continue to move forward. Is that a fair deal?

MS. POWELL: Oh, yes and what I would like to say. The university has not made the Alumni Club aware of any academic program to go along with this land use plan and I think that it is -- the academics should be made known but they have not been made known to the club at our general meetings which are held monthly.

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CHAIRPERSON HOOD: Oh, Ms. Powell. You're a double alum and that stands for something and I can tell you. So they've heard you. Mr. Niec-Williams and not Niec, Mr. Niec-Williams, I'm about to mess (indiscernible) forgive me, Mr. Niec-Williams has heard you, Mr. Freeman has heard you, and I'm sure that somebody will be reaching out to the Alumni Association because one thing we want to make sure all universities do, make sure they've got a strong and supportive alumni association. So I think your point is well taken and I see the heads shaking so I will leave that up to the university to follow up. Is that a fair deal, Ms. Powell?

MS. POWELL: Yes, sir. Yes, sir.

CHAIRPERSON HOOD: Okay. All right. Let's --

COMMISSIONER TURNBULL: Mr. Chair.

CHAIRPERSON HOOD: Yes.

COMMISSIONER TURNBULL: Mr. Chair, I only want to interject. For us as the Zoning Commission, again looking at the campus plan the Applicant in its central campus concepts planning principles, the first element that they talk about is supporting the academic mission. It's "The key mission driven area focus for Howard University is education, research and human development. As such the physical resources of the university must be planned, designed and developed to support these activities today and in the future. The planning framework will enable Howard to continue its tradition of excellence which serves an increasingly diverse population of students, faculty, staff and affiliates."

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Now for me that's a clear enunciation of the goal of what they're trying to do with education and the mission and how they implement that, I don't know if the -- it's not really the purview of the Zoning Commission to get into how they accomplish that part of their mission. All we have to see is some evidence is that they're looking to do that and I think that this statement helps reinforce, at least for me, what they're trying to do and for us that's all that I really need to hear. I don't need to get into the weeds of their actual mission and how they go about it and actually implement it. So I just wanted to point that out.

CHAIRPERSON HOOD: Okay. Thank you.

MS. POWELL: Well, I appreciate your comments but the plan to support and not delineating matters as they have for the land is not the type of clarity that needs to exist for this 2020-2030 plan.

CHAIRPERSON HOOD: Okay. Thank you. Thank you, Ms. Powell. We will -- I'm sure that the university has heard you but again, like I stated and Mr. Turnbull just also stated that we have a certain purview where we are and we're going to make sure we stay there but I think what's more important as I think a lot of this is derived out of exactly what you're saying is just that maybe you need to have a conversation or the Alumni Association, which I'm sure the university would love to make sure they have that support, would at least have a -- somebody will have a conversation with the Alumni Association if you all desire. Okay?

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All right. Thank you, Ms. Powell.

MS. POWELL: Yes, sir. Thank you.

CHAIRPERSON HOOD: Mr. Niec-Williams, did you --

MS. POWELL: They can contact the president of the club, Ms. Hazel Robinson.

CHAIRPERSON HOOD: Okay. Oh, Ms. Robinson, here's the thing. One thing I believe in is the two-way street, or Ms. Hazel Robinson can contact them so that can go two ways.

MS. POWELL: Yes.

CHAIRPERSON HOOD: And let's put the burden on everybody.

MS. POWELL: Thank you, sir.

CHAIRPERSON HOOD: Thank you so much, Ms. Powell, and let me say this to you. I appreciate you taking the time to come down because I think that's very important for us to hear what you're saying. Your comments are well taken, so thank you. Okay.

Any other questions or comments, and we don't have anyone else, Ms. Schellin? So, Ms. Giordano, do you have any rebuttal or let me see my colleagues, you don't have any final things you want to say to Mr. Niec-Williams? Okay. So let's see, Ms. Giordano, do you have any rebuttal in closing?

MS. GIORDANO: Thank you, Mr. Chair. I don't have any rebuttal. I'm sure that the university will get in contact with the Alumni Association and I hope that Ms. Powell also heard the president's remarks because I think he did touch on the academic

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mission of the university and how it relates to land use.

But in closing I think, you know, I think this case is very straightforward. I mean we have the support of the ANC, the Office of Planning, DDOT and we are ready to stand on the record with the exception of the few things that the Commission has asked us to follow up on and I don't know if Ms. Schellin wants to enumerate those or if you want me to go through them, or what.

CHAIRPERSON HOOD: I think you can work with staff offline and I think you all -- I'm sure that the record is complete. Well we've asked -- somebody I'm sure has recorded it, so I see Mr. Niec-Williams, you had your hand up.

MR. NIEC-WILLIAMS: Well, I just wanted to make a few comments in response to Ms. Powell's testimony really quickly and I think first of all, I want to echo what the Commission said. I think, you know, participation is what this process is all about and so I really appreciate you taking the time to share your thoughts and feelings with us and so specifically I think your concerns as a member of the Greater Washington Alumni Club which is, you know, a little separate from the Alumni Association but are obviously, you know, comparable in many ways.

Just wanted to be clear that as the counsel echoed, this is really an entitlements plan so I'll give you the example in the 2011 campus master plan an academic renewal process was undertaken called PCAR, the President's Commission on Academic Renewal. That informed that master plan, it informed all of the various academic

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components to it but it was not included as a part or even an exhibit to the actual master plan document itself as it's sort of a separate item and so in this case the comparable sort of equivalent there would be the Howard Forward Strategic Plan that President Frederick mentioned and so I know that has been presented in numerous venues by the president, town halls, alumni round-up calls, et cetera, and via our Development Alumni Relations Office. So, you know, apologies that you haven't caught wind of that, folks haven't been as communicative in that regard.

So I do think that again there is, you know, an academic plan. President Frederick spoke on it a little bit earlier today and if you are, you know, curious and familiar we can link you with the Howard Forward Strategic Plan which is, you know, readily available on the university's website that goes into greater detail. But that all notwithstanding, you know, we will make sure to circle back with you guys as the Zoning Commissioner suggested just to make sure that we hear any other issues that you may have.

CHAIRPERSON HOOD: Okay. Thank you, Mr. Niec-Williams.

I'm glad you clarified that for me. Greater Washington D.C. Howard University Alumni Club is different from the Alumni Club. Okay. I was --

MR. NIEC-WILLIAMS: It's not the association, correct.

CHAIRPERSON HOOD: Okay. I got you. Okay. All right. But either way I'm sure they appreciate just finding out what's going on and if they haven't been in tune I'm sure that, you know,

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there's always an opportune time to do it. Ms. Giordano, had you finished?

MS. GIORDANO: I have. Thank you.

CHAIRPERSON HOOD: Okay. Colleagues, any other questions, final questions or comments? Okay. Ms. Schellin, we need to come up with some dates.

MS. SCHELLIN: Yes. I would ask Ms. Giordano how much time she thinks they need to prepare the documents.

MS. GIORDANO: So we are talking about responding to some of the additional information the Commission requested plus conditions; is that correct? Is it a --

MS. SCHELLIN: Yes. The draft order you mean?

MS. GIORDANO: Yes, draft order with conditions.

MS. SCHELLIN: Yes.

MS. GIORDANO: Okay. I think we need at least two weeks.

MS. SCHELLIN: Okay. All right. That would put us here, okay, so if we could have your -- the additional items by 3 o'clock p.m. on April 19th and if the ANC chooses to respond they would have -- if you would, you know, reach out to the ANC they would have until 3 p.m. on the 26th of April since they are the only party, and we could place this on our April 29th agenda at 4 o'clock p.m. for consideration by the Commission and that would be -- your draft findings facts and conclusions of law would also be due by 3 p.m. on the 26th. Does that work?

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MS. GIORDANO: Yes. I just wanted to ask Mr. Niec-Williams whether the ANC is meeting during that time. I don't know if that's critical or not but if they are to respond by the 26th they may.

MS. SCHELLIN: That's if they choose to. They don't necessarily have to, it's if they choose to respond to the items that you're providing so you could reach out to them and -

MR. NIEC-WILLIAMS: So, well sorry. Am I alive or am I muted? Sorry.

MS. SCHELLIN: You're alive.

CHAIRPERSON HOOD: No, you're alive.

MR. NIEC-WILLIAMS: Okay. Good. It looks like their regular monthly meeting for this month is the first of April so it's already occurred. However, the committee that actually headed this up meets on the 19th of April and that's the Zoning Preservation and Development Committee. Now they typically would want to circle back up to the ANC overall for a vote which would occur I think the first Thursday of the following month. But we can, you know, we can work with them and see what might be able to occur in between now and then just considering the circumstances.

CHAIRPERSON HOOD: So I really don't think, and I would just implore Howard to reach out to Chairman Edwards, I really don't think -- I mean, Turner, I'm sorry.

MR. NIEC-WILLIAMS: Turner.

CHAIRPERSON HOOD: Yes, Chairman Turner, who I actually

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know. I really don't think, and I think if that's an issue they let you know, but I think you can try so we can keep our schedule.

Just reach out to him and ask him do they have any additional concerns because all of their conditions are being met. The issues that are really coming up are stuff that we've asked for so they would not have any change on any of that so but you can still -- I still do a courtesy because they work hard to get to where they are. I still do a courtesy and if it does happen, Ms. Schellin, we'll just move it back two more weeks and do it after the ANC.

MS. SCHELLIN: Right. I was going to say if you find that they want to respond, if you would just submit a letter for the record or an email to me asking that we postpone the decision to the first meeting in May to accommodate the ANC, then we can do that. Just let me know ahead of time.

MS. GIORDANO: Okay. Thank you. That works.

MS. SCHELLIN: That's it.

CHAIRPERSON HOOD: All right. I think we are all on the same page. I appreciate everyone's participation. I do believe that OAG counsel, that you can confirm that, Ms. Giordano, has been satisfied with the exception I think of what Commissioner Miller has -- Vice Chair Miller has asked for but I would leave that up to the counsels. But even at that, I really appreciate everyone's contributions to this, especially the Howard University, the public, Ms. Powell, Main Street. I don't want to

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start naming, but everybody who had anything to do with this, so with that thank you for your participation tonight.

The Zoning Commission will meet again on April the 12th and that is Zoning Commission case No. 20-12 Westminster Presbyterian Church, Westminster Community Partners, the Bozzuto Development Company and Bozzuto Homes, Inc., at 4 p.m. same platform. So with that this public hearing is adjourned and thank everyone again for their participation tonight. Good night.

(Whereupon, the above-entitled matter went off the record at 7:08 p.m.)

C E R T I F I C A T E

This is to certify that the foregoing transcript

In the matter of: Public Hearing

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