

GOVERNMENT
OF
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

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PUBLIC HEARING

+ + + + +

THURSDAY,

JANUARY 18, 2007

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The Public Hearing of the District of Columbia Zoning Commission convened in Room 220 South, 441 4th Street, N.W., Washington, D.C., 20001, pursuant to notice at 6:30 p.m., Carol J. Mitten, Chairperson, presiding.

ZONING COMMISSION MEMBERS PRESENT:

CAROL J. MITTEN	Chairperson
ANTHONY J. HOOD	Vice-Chairperson
GREGORY JEFFRIES	Commissioner
JOHN PARSONS	Commissioner (NPS)
MICHAEL G. TURNBULL	Commissioner (AOC)

OFFICE OF ZONING STAFF PRESENT:

SHARON S. SCHELLIN	Secretary
DONNA HANOUSEK	Zoning Specialist

OFFICE OF PLANNING STAFF PRESENT:

MAXINE BROWN-ROBERTS

The transcript constitutes the minutes from the Public Hearing held on January 18, 2007.

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

2 6:38 p.m.

3 CHAIRPERSON MITTEN: Good evening,
4 ladies and gentlemen. This is the public
5 hearing of the Zoning Commission of the
6 District of Columbia for Thursday, January
7 18th, I lose track of the day, 2007.

8 My name is Carol Mitten, and
9 joining me this evening are Vice Chairman
10 Anthony Hood and Commissioners Mike Turnbull
11 and John Parsons.

12 The subject of this evening's
13 hearing is Zoning Commission Case No. 06-38,
14 and this is a request by Howard University
15 for special exception relief pursuant to
16 Sections 210 and 3104.1 of the Zoning
17 Regulations, for approval to amend the campus
18 plan that was approved in 1998 to permit
19 construction of a residential facility for
20 its students, to be known as the Men's Living
21 and Learning Center.

22 The Applicant also requests a

1 special exception under Section 411 to allow
2 three separate enclosures for its penthouse
3 and mechanical equipment and for locating two
4 of the rooftop structures within the required
5 setback from the exterior walls. The subject
6 property is located at 2400 6th Street, N.W.,
7 and is known as Lot 92 in Square 3057.

8 Notice of today's hearing was
9 published in the D.C. Register on September
10 22, 2006, and copies of that hearing
11 announcement are available to you in the wall
12 bin by the door.

13 This hearing will be conducted in
14 accordance with the provisions of 11 DCMR,
15 Section 3117, and the order of procedure will
16 be as follows. We'll take up any preliminary
17 matters, then we'll have the presentation of
18 the Applicant's case, report by the Office of
19 Planning, Report by any other Government
20 agencies, report by the affected Advisory
21 Neighborhood Commissions, in this case it's
22 5C and 1B, organizations and persons in

1 support, and organizations and persons in
2 opposition.

3 The following time constraints
4 will be maintained in the hearing. The
5 Applicant will have 45 minutes, organizations
6 will have five minutes, and individuals will
7 have three minutes. The Commission intends
8 to adhere to these time limits as strictly as
9 possible in order to hear the case in a
10 reasonable period of time, and the Commission
11 reserves the right to change the time limits
12 for presentations if necessary, and notes
13 that no time shall be ceded.

14 All persons appearing before the
15 Commission are to fill out two witness cards.
16 These are the witness cards. Upon coming
17 forward to speak to the Commission, please
18 give both cards to the reporter who is
19 sitting to our right, and you can find those
20 cards on the table by the door.

21 Please be advised that the
22 proceeding is being recorded by the court

1 reporter, and is also being webcast live.
2 Therefore, we ask you to refrain from making
3 any disruptive noises in the hearing room.

4 When presenting information to the
5 Commission, we ask you to take a seat at the
6 table, and then turn on and speak into the
7 microphone, first stating your name and
8 address. When you are finished speaking, we
9 ask that you turn the microphone off, because
10 they tend to pick up background noise.

11 The decision of the Commission in
12 this case must be based exclusively on the
13 public record, and to avoid any appearance to
14 the contrary the Commission requests that
15 persons present not engage the members of the
16 Commission in conversation during a recess or
17 at any other time, and Ms. Schellin and Ms.
18 Hanousek will be available throughout the
19 hearing to answer any questions you might
20 have.

21 I ask you to turn off all beepers
22 and cell phones, so as not to disrupt the

1 hearing.

2 I ask that anyone who is planning
3 on testifying this evening, if you'd rise now
4 and raise your right hand and give your
5 attention to Ms. Schellin, and she will
6 administer the oath.

7 MS. SCHELLIN: Do you solemnly
8 swear or affirm that the testimony that you
9 will give will be the truth, the whole truth,
10 and nothing but the truth?

11 Thank you.

12 CHAIRPERSON MITTEN: Thank you.

13 Ms. Schellin, did you have any
14 preliminary matters?

15 MS. SCHELLIN: No, ma'am.

16 CHAIRPERSON MITTEN: And, Mr.
17 Stillwell, did you have any preliminary
18 matters?

19 MR. STILLWELL: Yes, Madam Chair,
20 just one minor matter. We have two expert
21 witnesses, Mr. Ron Kessler and Mr. Ian Banks.
22 Mr. Kessler is one of the project architects

1 with McKissack & McKissack, Mr. Ian Banks is
2 the traffic engineer from O.R. George &
3 Associates, and I would just like to note
4 that their resume is in the record, and
5 present them to the Commission, in case the
6 Commission has any voir dire or questions
7 regarding their qualifications.

8 Mr. Kessler has presented before
9 this forum before, as has Mr. Banks' office.
10 So, at this time I present both of them to be
11 designated as expert witnesses in this
12 proceeding.

13 CHAIRPERSON MITTEN: Now, in our -
14 - you were kind enough to provide the resumes
15 in advance, and we appreciate that, but I
16 think the resume was for Mr. George, isn't
17 that right?

18 MR. STILLWELL: I believe we also
19 submitted --

20 CHAIRPERSON MITTEN: Oh, we have
21 it tonight? Oh, okay, sorry. Got ya, I just
22 needed to catch up with the latest

1 submission.

2 Okay, has everyone had a chance to
3 review the resumes for the proffered experts?
4 Any objection to accepting these gentlemen as
5 experts?

6 Okay, I would just like to
7 encourage you to -- we would be more than
8 happy to have an abbreviated presentation,
9 because we, I think, have a few questions for
10 you, but I don't think we need an extensive
11 presentation. So, if you could give us the
12 short version, we'd appreciate it.

13 MR. STILLWELL: Okay.

14 CHAIRPERSON MITTEN: All right.

15 MR. STILLWELL: The team is
16 prepared to give a very abbreviated
17 presentation.

18 CHAIRPERSON MITTEN: Thank you.

19 So, go ahead whenever you are
20 ready.

21 MR. STILLWELL: Yes.

22 For the record, my name is Garland

1 Stillwell, Attorney for the Applicant, Howard
2 University. I'm with the law firm of
3 Pillsbury Winthrop Shaw Pittman, located in
4 Washington, D.C.

5 I would like to introduce our
6 presentation team. To my immediate right is
7 Ms. Aaro Jean Bell-Reid, Assistant Vice
8 President for Financial Management and
9 Project Executive for Howard University.

10 ALSO JOINING US IS Mr. David Edge, Director
11 of Architectural and Engineering Services for
12 Howard University. Our project architects
13 are Mr. Ron Kessler of McKissack & McKissack,
14 Mr. John Baxter of Einhorn Yaffee & Prescott,
15 our traffic engineer is Mr. Ian Banks of O.R.
16 George & Associates. We are also joined by
17 Ms. Maybelle Bennett, Director of Howard
18 University Community Association and my
19 colleague, Ms. Christine Roddy, an Associate
20 with Pillsbury, who assisted the team with
21 this presentation.

22 I would first like to present Ms.

1 Aaro Jean Bell-Reid, representing Howard
2 University.

3 Ms. Reid?

4 MS. BELL-REID: Aaro Jean Bell-
5 Reid, Howard University, 2244 10th Street,
6 N.W.

7 Good evening, Madam Chairwoman and
8 Commissioners. As Project Executive, I bring
9 you greetings from Howard University
10 President, H. Patrick Swygert and our Chief
11 Financial Officer, Sidney H. Evans, Jr. We
12 are eager to continue with the development of
13 what will be a building unique in its
14 mission, its multi-purpose design, and its
15 planned impact.

16 Of Howard's many residence halls,
17 one is reserved for freshmen males, the
18 Charles R. Drew Hall, which is now 50 years
19 old. Drew Hall houses 320 freshmen. More
20 modern facilities are required if Howard is
21 to attract and retain the caliber of students
22 it prefers.

1 Those prospective students have
2 raised the bar, and Howard must maintain a
3 competitive position by offering state-of-
4 the-art residential facilities.

5 The proposed facility will house
6 416 freshmen. Envisioned as a learning
7 community, the Men's Living and Learning
8 Center will be the centerpiece of a new model
9 at the university. Progressive programming
10 for the academic space within the facility
11 will address and research new modes of
12 supporting the residents and other students
13 academically, to ensure that they not only
14 matriculate, but that they graduate.

15 with the development of this
16 facility, and the inclusion of its two floors
17 of academic space, we will put faculty
18 advisors and teachers of the core curriculum
19 in the same facility as those students who
20 need them most.

21 This new facility will allow the
22 Office of Residence Life to move freshmen

1 males from Drew Hall, which is on residential
2 Gresham Street at the edge of the campus, to
3 the central campus location. The lucky guys
4 will get to watch the home football games
5 from their room or a lounge area.

6 The programs of the center will
7 train the residents to become good citizens
8 of their future neighborhood and competent
9 stewards of their own destiny.

10 The success of this learning
11 model, and of the center, will be easily
12 measured as a significant increase in the
13 student retention and graduation rates,
14 especially among our endangered young Black
15 men. Many programs of the Living and
16 Learning Center will be available to all
17 freshmen, but there will be a concerted focus
18 on enhancing the college experience of Black
19 men and ensuring their success.

20 The Provost, several deans, and
21 the Vice Provost for Student Affairs, are
22 active members of our project team and are

1 instrumental in developing specialized
2 programs that will provide tutoring,
3 mentoring, psychological and other support
4 services for the young men. This will,
5 indeed, be a true learning community.

6 We, at Howard, expect this to be
7 an award-winning facility with a tension
8 garnering program. To make that happen, we
9 have assembled a stellar team of
10 professionals. Each firm on the development
11 team is a nationally-recognized best in its
12 field, and each firm is as committed as I am
13 to the mission of the Men's Living and
14 Learning Center and the pivotal role it will
15 play in the success of Howard's students.

16 Thank you.

17 MR. STILLWELL: Thank you.

18 Our next witness is our project
19 architect, Mr. Ron Kessler, McKissack &
20 McKissack.

21 Ron?

22 MR. KESSLER: Thank you, Mr.

1 Stillwell.

2 Madam Chair, Commissioners, good
3 evening. For the record, my name is Ron
4 Kessler. I'm with the architectural firm of
5 McKissack & McKissack, here in Washington,
6 D.C.

7 Tonight, we wanted to talk about a
8 variety of issues, and we will make this
9 brief, talk about the structure of our team
10 events, an important issue in the history of
11 the project, and how long we've been working
12 on this, talk about the goal statement that
13 we've had and put together with Howard
14 University, talk about the context, the
15 programmatic requirements of the project, and
16 finally go through the design.

17 Our team is made up of, obviously,
18 McKissack & McKissack. We are the design
19 architects. Einhorn Yaffee & Prescott is the
20 architect of record. We have a landscape
21 architect, and we'll show you their drawings,
22 EDAW in Alexandria. Cadman Associates is our

1 structural engineer.

2 We've been working on this project
3 for about 18 months with Howard University,
4 and I think that the most important aspect to
5 the historical perspective of this is that
6 when we started working on the project in
7 around June of 2005, they gave us a program
8 that had 416 beds and 96 faculty offices, and
9 I think the issue that made this project more
10 important and will be more successful and
11 enrich the students is the fact that they
12 included what we are calling the Living
13 Learning Center, and we'll explain to you
14 what that is on the drawings. But,
15 essentially, it's a facility that has
16 classrooms, flexible meeting spaces, faculty
17 offices, those sorts of things that support
18 the young men that are living in the
19 dormitory.

20 When we go through this sort of
21 project, we like to have a strategic planning
22 session with our clients, to come up with a

1 success criteria, and we did that with Howard
2 University, and what we came up with were
3 three ideas that we wanted to -- or goals
4 that we wanted to head toward. One was,
5 obviously, to build a state-of-the-art
6 residence hall. The second one was to
7 enhance their retention factor and keep the
8 students on the campus, build them a
9 successful facility and, hopefully, they'll
10 stay on campus longer. I think it's better
11 for the university, better for the student,
12 and better for the neighborhood. And finally
13 then, enhance the entire educational
14 experience for the students. So, that's
15 where we were headed with that.

16 And, let me go to the drawings,
17 and what we'd like to go through is to go
18 through the site plan and show you how our
19 new building fits in to the university and
20 the campus plan, talk about, obviously, the
21 floor plans of the building, the parking
22 garage and the roof plan, and then go through

1 the elevations of the building, and talk
2 about where the inspiration for those
3 elevations came from.

4 This is, obviously, an aerial
5 photograph of the site. This is Georgia
6 Avenue. North is in this direction, we are
7 here downtown to the right. Our site is
8 located here, this is the McMillan Reservoir,
9 Georgia Avenue, Fairmont Street. A couple of
10 the significant buildings that have impacted
11 the siting and the configuration of the
12 building, one is the Business School, 1982.
13 This is Crampton Auditorium and Childers
14 Hall, which is a fine arts facility. Our
15 site is located right here. The football
16 stadium, this is the southern end zone right
17 here, our site is here, and when we went
18 through the beginnings of this design Howard
19 University asked us to, not only take
20 advantage of the McMillan side of the site,
21 but the football side of the site, and we'll
22 talk about how sort of the game day

1 activities get connected to this building.

2 But, our site right here is
3 127,000 square feet. We are covering about
4 17 percent of that, and the interesting thing
5 about this, if you come down -- and there's a
6 service road here, and we'll show you how we
7 are going to develop the service road to make
8 a connection between 6th Street, which is
9 right here, down the service road, behind the
10 southern end of the football field, and to
11 our site. Our site is the former -- had the
12 former women's gymnasium on it. It was razed
13 in 2001. It was a three-story building, and
14 the site is, basically, flat, it has parking
15 on it right now, it has 74 spaces, and we'll
16 talk about how we are adding parking to the
17 site and to the building.

18 And, the interesting thing about
19 it is, it's a flat site until you get to this
20 McMillan or 5th Street side, and then it
21 drops off dramatically. It drops off about
22 25 feet at about a 45 degree angle, and we'll

1 talk about how we are taking advantage of
2 that, and how we inserted our building into
3 the site.

4 Another building that's -- two
5 other buildings that are important, one is
6 the Blackburn Center, and this building was
7 sited in this location on the campus because
8 the Blackburn Center is, basically, where
9 these gentlemen would take their meals. So,
10 we have a direct connection back here through
11 the space between Childers and Blackburn.

12 And then Drew Hall, this is the
13 location where the students are living at the
14 moment. There's about 320 students there
15 that will eventually move over into this new
16 facility.

17 This next drawing is, this is the
18 location and the configuration of our new
19 building, the southern edge of the football
20 field, this is the connection that we are
21 going to develop. And, there are two things
22 that came out of this. One is, you enter the

1 university here through the gate, look down
2 the space between Crampton and the football
3 field, and at the end of that alley -- the
4 boulevard -- you'll see our building. And,
5 what we've done is, we've created this
6 courtyard that has a glass pyramid in it, and
7 we'll talk about the reason for that, a
8 courtyard, and then parking that is along the
9 fine arts side and along the Crampton
10 Auditorium side.

11 The building, as you approach, we
12 are going to try to make it as transparent as
13 we can on the first floor, so you can,
14 basically, look through the building as you
15 approach, and see through to the views out to
16 the McMillan Reservoir.

17 When we were coming up with the
18 configuration of this, we were trying to take
19 advantage of both the views out toward
20 Children's Hospital and back toward the
21 football field, and this courtyard is also
22 going to be used on, like I said, game day,

1 for activities that are related to the
2 football games.

3 The next drawing is a site plan
4 and landscape plan, and the orientation is
5 now flipped. Georgia Avenue is down here.
6 This is 6th Street and the McMillan Reservoir
7 is over on that side. This footprint is our
8 new building, obviously, the football field
9 here, and what we are trying to do is
10 describe to you the limits of the work, and
11 we are not only reserving that to the area
12 directly around our building, but we are
13 trying to make the connection with
14 landscaping, paving, on the ground plan out
15 to 6th Street. So, the experience or the
16 entrance sequence to the building will
17 actually start out here, go between Crampton
18 and the football field, you'd arrive in this
19 plaza with the courtyard, looking through
20 toward the McMillan Reservoir, this glass
21 pyramid.

22 We have, the Living and Learning

1 Center is located at the -1 level. There's
2 lots of exposure to daylight because of the
3 way we've inserted it into the slope, but we
4 have a very large footprint. So, what we are
5 proposing here is a large skylight that will
6 let daylight down into the first floor of the
7 building, to the -1 level.

8 Along the 5th Street side,
9 McMillan is out here, we have two curb cuts,
10 one for the parking entrance. We have a
11 subterranean parking garage that we'll show
12 you that's got 73 spaces in it, and we are
13 entering off 5th Street here, and then the
14 second point of access is for the loading and
15 the service, which is located up here, and
16 we've purposely separated those two. The
17 loading and service is important in this
18 residence hall, because we have to
19 accommodate sort of the move in day, which
20 creates lots of activity, so that will take
21 place, not only back here, but up front here.

22 We've continued to keep parking

1 between Crampton Auditorium and Childers in
2 here, we have 22 spaces that are there right
3 now, we have 73, so a total of 95.

4 Again, then the site does drop off
5 here, and we'll show you in this section how
6 that works.

7 In order to talk about the
8 organization of the building, I'll start with
9 the section rather than the floor plan. This
10 is the section that's cut right through this
11 area, looking in this direction, and the
12 importance of that is to talk about the
13 vertical organization of the building, and
14 then we'll get into the horizontal
15 relationships in the floor plans. This is a
16 section that shows the entry level, which is
17 near the skylight, which is shown right here,
18 so that's the entry point of the building,
19 and that will have, obviously, elevating,
20 reception, security, that sort of thing. And
21 then above that are four levels of the
22 residence halls. There's 416 beds, and we'll

1 show you the configuration of that floor
2 plan. It has three different room sizes,
3 residence halls for RAs, those sorts of
4 things, and below that, at the -1 level, but
5 exposed to the street, is the Living Learning
6 Center which is down here, and finally, the
7 subterranean parking which is located at the
8 -2 level.

9 So, that's the vertical
10 circulation of the building.

11 I'll show you the first floor,
12 which is this, and again, it's the same
13 orientation as our site plan. This is,
14 basically, the front door of the building,
15 and our courtyard with the skylight. On this
16 floor, there is a series of faculty offices,
17 and then an opening in the floor to connect
18 down to the Living Learning Center at the -1
19 level. We have seminar rooms here, and then
20 a meeting room that can be used for the
21 public on game day.

22 Another important component of

1 this are the terraces or the balconies that
2 would be overlooking 5th Street and then out
3 to the reservoir, and at this level, which is
4 the entry level, we have a balcony that's up
5 here, and then at the -1 level I'll show you
6 that, there's another large sizeable terrace
7 that opens off the Living Learning Center.

8 If I could go down to -1, this is
9 the -1 level, so we go down with a separate
10 elevating service from the residence hall.
11 And, in here we have taken the components of
12 the Living Learning Center, which are
13 classrooms, there's a computer lab in there,
14 a media center, a small cafe, a series of
15 faculty offices that are all surrounded by
16 this central flexible public space. And, the
17 skylight that we've been talking about sits
18 above this area, and we envisioned that as a
19 space that could be used for lectures,
20 meetings, dinners, those sorts of things, and
21 it really is the focal point of this floor.

22 And, this is the floor that houses

1 all of those living and learning components
2 aside from the faculty offices that are up on
3 the 1 level.

4 Although this is into the
5 hillside, we have glass exposure on this
6 edge, so a majority of the floor, it's a
7 39,000 square foot footprint, so it's
8 sizeable, so the majority of that floor will
9 get daylight, and again we have this sizeable
10 terrace that glass doors open up out onto the
11 terrace and out on to the McMillan Reservoir.

12 Now, if I could go up to the --
13 this is the typical -- so now we are up on
14 the second floor, two, three, four and five,
15 this is the typical floor plan for the
16 residence hall, color coded with the
17 different room types. We have quads,
18 doubles, singles, and there are some triples
19 in here. And, I think the important component
20 behind this is that for all the students
21 living on this floor there's a commons
22 facility that is, really, sort of the back

1 porch of this floor, and it will have lots of
2 glass in it, looking over the reservoir. So,
3 we have the major public space on the east
4 side of the building, and again, many of
5 these rooms are taking advantage of the views
6 of the two sides of the building.

7 Let me show you the parking level,
8 and how it relates to the streets. This is
9 the -1 level -- actually, the -2 level, with
10 the 73 parking spaces. 5th Street is out
11 here. The entrance to the parking is here,
12 segregated from the loading facility, and the
13 loading facility is located up here. We've
14 got two docks, we've got recycling, all those
15 sorts of things built into this floor plan.

16 This is the roof plan, and what we
17 are proposing here, we talked about the three
18 roof top elements that we have on the
19 building, and those three are a stair, that's
20 a required stair that goes up to the roof,
21 the elevator overrun here, and the cooling
22 tower which is right here, and we went

1 through a process of looking for a cooling
2 tower location and suggested that probably
3 the roof top is best because it's a fairly
4 tight site, and we'd like to keep that
5 equipment out of view, it's a little bit
6 noisy, so we put it atop the roof. And, this
7 represents the roof material, the roof screen
8 that we are proposing for this.

9 Let me talk just a little bit
10 about the elevation and where this sort of
11 transitional idea came from. In the 1920s
12 and 30s at Howard University, there was a --
13 the architect of the university, Albert
14 Cassell, built a variety of significant
15 buildings. There's the chemistry and the
16 medical school, Founder's Hall, Founder's
17 Library, he had a real strong track record of
18 buildings that he was building in his
19 classical revival style. So, we looked at
20 those, and in terms of material and the color
21 palette, which, obviously, we want to relate
22 to that sort of thing.

1 This is the 5th Street side that
2 has the two terraces. This is the first
3 floor and then the Living Learning floor, and
4 the idea behind this is to accentuate this
5 centerpiece, and we have this on the front
6 and also on the entry side of the building.
7 This is really the east side, which is --
8 could be construed as the back, and then the
9 commons facility for the students, which is
10 right up in here, the sort of back porch we
11 were talking about, and then materials, that
12 brick that's compatible with the rest of the
13 university, cast stone, clear glass, as clear
14 as we can get, and then a material that -- a
15 synthetic slate material that we are
16 proposing for the roof.

17 And finally, the entry elevation,
18 this is the entry point of the facility right
19 here. This is the glass pyramid we've been
20 talking about, and then a similar expression
21 at the front to break down the mass of the
22 building.

1 CHAIRPERSON MITTEN: Thank you.

2 MR. STILLWELL: Thank you, Ron.

3 Our next witness scheduled is Mr.
4 Ian Banks of O.R. George & Associates,
5 however, we can forego his presentation as
6 Mr. Banks' office has been working closely
7 with DDOT, and we -- there is a DDOT referral
8 in the file that we concur with 100 percent.

9 So, at this time we would like to
10 skip over Mr. Banks, unless there are
11 specific questions from our traffic engineer,
12 and I would like to bring up now Ms. Maybelle
13 Taylor -- I'm sorry, Ms. Maybelle Bennett.

14 CHAIRPERSON MITTEN: We know
15 Maybelle.

16 MS. BENNETT: Good evening, Madam
17 Chair, Members of the Commission. My name is
18 Maybelle Taylor Bennett. I am Director of the
19 Howard University Community Association, and
20 it's good to be back before you.

21 The university is pleased to
22 report that we do have the support of the

1 Advisory Neighborhood Commissions and the
2 civic associations whose residents are likely
3 to be most heavily impacted by this
4 particular project.

5 In August and September of 2006,
6 our team made presentations before ANC-1B,
7 Pleasant Plains Civic Association, the
8 Bloomingdale Civic Association, ANC-5C, and
9 the Ledroit Park Civic Association. At that
10 time, we distributed materials, we answered
11 questions, and tried to address any of the
12 concerns that the neighborhoods had.

13 In October and November, since
14 many of our neighbors do not vote on the same
15 night that the presentations are made, the
16 vote were taken in ANC-1B, ANC-5C ended up
17 taking a vote in November, Pleasant Plains
18 Civic Association took a vote in September,
19 all of them, with the exception of the
20 Ledroit Park Civic Association, voted to
21 support.

22 The Ledroit Park Civic Association

1 meets on the fourth Tuesday of the month,
2 and, generally, ANC-1B honors the civic
3 association in the particular area where the
4 project is located, and takes their cues from
5 that.

6 The vote by the ANC preceded, in
7 this instance, the vote that would have been
8 taken by Ledroit Park, since their meeting is
9 the first Thursday or the first Wednesday,
10 and the civic association meeting is that
11 fourth Tuesday.

12 So, when we came back together
13 with the civic association, they deemed a
14 vote of themselves to be moot, since the ANC
15 had already voted to support. They did
16 support, however, there is no letter in your
17 record for them.

18 And, I'm pleased to answer any
19 questions you may have.

20 CHAIRPERSON MITTEN: Thank you.

21 MR. STILLWELL: Thank you.

22 This actually concludes our

1 presentation in chief.

2 Before I formally conclude, there
3 are just two items to bring to your
4 attention. One is, we have been working with
5 the Office of Planning with regards to
6 providing them information, and one thing
7 that we did not include in our application
8 was the scheduled demolition of a Howard
9 University Building, which was scheduled and
10 was demolished this past December. So, it
11 adjusted our FAR number slightly.

12 In our application, we indicated
13 that the existing university FAR number was
14 1.38. With the demolition of that building,
15 the current university FAR is actually 1.34,
16 with the proposed Men's Living and Learning
17 Center the new FAR, once approved, will be
18 1.37, well below the 2.75 which is approved
19 for Howard University. And, the Office of
20 Planning concurs with those FAR calculations,
21 so we just wanted to make that as a matter of
22 record.

1 And also, prior to the
2 commencement of the hearing, I noticed that
3 there are some citizens present, one Howard
4 University neighbor, Mr. Dewitt Declay was
5 here, he indicated he just had a couple of
6 questions. We responded to those questions,
7 and he indicated that he would not be
8 staying, but I promised him that I would just
9 mention his name on the record so there is a
10 record that he did show up, but he did not
11 want to submit a letter or anything else
12 indicating any position one way or the other.

13 CHAIRPERSON MITTEN: Okay. Thank
14 you.

15 Do my colleagues have some
16 questions?

17 Commissioner Turnbull.

18 COMMISSIONER TURNBULL: Thank you,
19 Madam Chair.

20 I just wanted to speak to Mr.
21 Kessler about the plan. I want to compliment
22 them on some very nice ties and connections

1 to the College of Fine Arts, the Blackburn
2 Center, and I think the siting takes -- it's
3 a difficult site at that one end as it goes
4 by the reservoir, I think there's a lot of
5 nice sitings.

6 I just -- there's one -- do you
7 need that parking lot between -- do you
8 really need it between the College of Fine
9 Arts and the building, and the new building?
10 It just seems that if I'm a student in there
11 I'd love to be able to come out in that
12 space, have breakfast, lunch, study, and not
13 have to have a parking lot there. It just
14 seems as a public space, I'd just love to not
15 have that surfaced parking lot there. It just
16 -- I know it's probably necessary, but from a
17 student's planning and coming out from a
18 student's context, I'd just love to get rid
19 of it.

20 MS. BELL-REID: We would, too, but
21 the deans in the College of Fine Arts would
22 have a fit, because that's where they park,

1 and the faculty chairs in the Fine Arts
2 Division, we would be very hard pressed to --

3 COMMISSIONER TURNBULL: They can't
4 park in the new building underground?

5 MS. BELL-REID: -- well, we are
6 moving 90 faculty offices in there, plus the
7 facility to support people, and we have
8 activities that will be ongoing, and so you
9 have guest speakers --

10 COMMISSIONER TURNBULL: Right.

11 MS. BELL-REID: -- and lecturers,
12 and you want to give them a place to park
13 inside the building, so there will be some of
14 those may be devoted to visitor parking.

15 COMMISSIONER TURNBULL: I just saw
16 it as -- looking at the stadium, and
17 functions, and as an overflow space, and as a
18 wonderful space that could be developed for
19 just outdoor activities, but the Fine Arts,
20 the Blackburn Center and this new Learning
21 Center, it just seems like it just wants to
22 be something more than a parking lot. It

1 just has the ability to want to be something
2 really for the student body, for the faculty,
3 that could be something more. I just wish
4 there was a way that you could solve that,
5 but it is what it is, but I think you've made
6 some nice ties, but that's just the one thing
7 that kind of just strikes me as something I'd
8 love to take my pencil and start erasing and
9 putting trees.

10 But, I guess the other thing, does
11 this building, the new building then, as far
12 as, how does this accommodate your freshmen,
13 does this -- when you are finished with this,
14 will this accommodate all of your freshmen
15 study body then, which you want to live on
16 campus?

17 MS. BELL-REID: Currently, our
18 freshmen males in incoming classes average
19 about 460. Now, those that are local
20 students, coming from the immediately
21 surrounding area, are not required to live on
22 campus. All other freshmen are required to

1 live on campus. So, the 416 rooms will
2 accommodate most, if not all, of the incoming
3 freshmen male class.

4 I don't have the figures
5 specifically on how many are local as opposed
6 to out of state attendees.

7 COMMISSIONER TURNBULL: How was
8 your cutoff? Was that a magic number you
9 were reaching for? I mean, I'm just
10 wondering why not another floor, or how did
11 you -- where was your cutoff as to what you
12 were trying to accommodate, as far as --

13 MS. BELL-REID: The Office of
14 Residence Life felt that 416 spaces was the
15 appropriate number, and they submitted the
16 number to the project team. So, they are the
17 ones who do the planning for the students,
18 and that is their number.

19 COMMISSIONER TURNBULL: Okay.

20 MS. BELL-REID: We were able to
21 accommodate it in the building. We could not
22 accommodate another floor, due to the Height

1 Act of 1910.

2 COMMISSIONER TURNBULL: I guess my
3 only other question is then, the design of
4 the building, having taken two kids to
5 college and dealt with 20 bungy cords around
6 carts and getting things in elevators, I only
7 see, there's three elevators. Is that really
8 going to be able to service the building
9 enough to -- I mean, there's quite a tie in
10 on move-in day, and I was just --

11 MR. KESSLER: Actually, there's
12 five elevators in the building. There's a
13 freight elevator that's actually on -- well,
14 I can show you --

15 COMMISSIONER TURNBULL: Is there
16 five? Did I miss the other bank? Oh, there
17 is another bank. There's actually four then
18 right in that one area.

19 MR. KESSLER: Yes, I can show them
20 to you here.

21 COMMISSIONER TURNBULL: Okay.

22 MR. KESSLER: This is the front

1 door.

2 COMMISSIONER TURNBULL: Right.

3 MR. KESSLER: And, there's an
4 elevating bank here, and there's one here.

5 COMMISSIONER TURNBULL: Okay.

6 MR. KESSLER: And then, there is
7 the freight elevator, and we had lots of
8 discussion about separating the residence
9 hall elevators from the Living and Learning
10 Center. So, that's why there's separate
11 banks.

12 COMMISSIONER TURNBULL: So, but do
13 the banks, where there's the fourth, do they
14 -- they don't go all the way up, do all four
15 go all the way up?

16 MR. KESSLER: No. These two --

17 COMMISSIONER TURNBULL: Just two.

18 MR. KESSLER: -- go from the first
19 floor up to the upper levels, and this one
20 starts at this floor and only goes down.

21 COMMISSIONER TURNBULL: Oh, I see.

22 MR. KESSLER: So, I could not come

1 into the parking garage and go up to the
2 residential floors. So, for security
3 reasons, we made that separation.

4 COMMISSIONER TURNBULL: Right.

5 MR. KESSLER: And then this is,
6 obviously, the loading elevators, service
7 elevators.

8 COMMISSIONER TURNBULL: And, the
9 freight serves the students as well?

10 MR. KESSLER: Serves the entire
11 building, and going back to your question, if
12 you are moving in, move-in activities can
13 occur here. We have in the garage, this
14 represents a ramp, so you can drive up and
15 let your student out, and he can get himself
16 up this ramp and into the elevator. That's
17 one way, and, obviously, they can move
18 through the front door.

19 COMMISSIONER TURNBULL: They can
20 move up --

21 MR. KESSLER: This will be
22 structured so one can drive their car up to

1 here. We've got a series of bollards in here
2 that we are proposing, so no one drives right
3 up to the front of the building. But, this
4 represents the size of a car on that plaza,
5 so it's sizeable.

6 So, there will be some move-in
7 activity here and on the other side of the
8 building.

9 COMMISSIONER TURNBULL: What I'm
10 seeing there with the two-tone color then is,
11 obviously, a brick -- two-tone brick paving
12 system?

13 MR. KESSLER: That's correct.

14 COMMISSIONER TURNBULL: Okay,
15 thank you.

16 I have no more questions.

17 CHAIRPERSON MITTEN: Thank you,
18 Mr. Turnbull.

19 Mr. Hood?

20 VICE CHAIRMAN HOOD: Thank you,
21 Madam Chair.

22 Mr. Kessler, while you are up, can

1 you put the roof plan up? This is very
2 dangerous for me, I usually don't ask these
3 kind of questions. First, help me with the
4 orientation at the bottom of the rendering
5 here, the green piece to the right, what is
6 that, the cooling -- that's not the cooling
7 tower, is it?

8 MR. KESSLER: No. What we are
9 trying to graphically make very obvious these
10 three roof top structures.

11 VICE CHAIRMAN HOOD: Right.

12 MR. KESSLER: That's why they are
13 a different color.

14 There is, obviously, code
15 requirements for bringing stairs up to the
16 roof, and this is one stair that we have
17 going up to the roof that is, basically, the
18 locations of these are predicated on what's
19 going on on the floor. This is the stair
20 that goes to the roof, this is the penthouse
21 for the overrun for the elevators, the
22 elevators that go up to the upper levels, and

1 then finally, this is the cooling tower.

2 VICE CHAIRMAN HOOD: Okay. The
3 stair that goes up to the roof, what street
4 is that?

5 MR. KESSLER: Street?

6 VICE CHAIRMAN HOOD: Yes.

7 MR. KESSLER: This is --

8 VICE CHAIRMAN HOOD: Is that 5th
9 Street?

10 MR. KESSLER: -- it's the parking
11 side, this is --

12 VICE CHAIRMAN HOOD: Okay, so I
13 won't be able to see that from -- I'm trying
14 to get more -- which street is closest to
15 that area?

16 MR. KESSLER: -- it's 5th Street
17 is out here. This is the steering plan.

18 VICE CHAIRMAN HOOD: Okay.

19 MR. KESSLER: So, 5th Street is
20 here, and it's really, the closest exposure
21 is to Childers Hall.

22 VICE CHAIRMAN HOOD: Okay, thank

1 you.

2 MR. STILLWELL: Commissioner Hood,
3 in the application package, Exhibit F.2 has a
4 photograph that is supposed to represent that
5 view, and Childers Hall would be in that line
6 of site. So, that view of the roof line
7 would be blocked, because you would see
8 Childers Hall from that angle.

9 VICE CHAIRMAN HOOD: It's a lot
10 more setback now, this plan, than I thought
11 it was.

12 MR. STILLWELL: Yes.

13 VICE CHAIRMAN HOOD: Okay, thank
14 you.

15 The next question I have, Mr.
16 Stillwell, you mentioned a gentleman, I don't
17 see him in here, it must have been a
18 gentleman that I came up on the elevator
19 with, you mentioned a gentleman, and we
20 didn't talk about the case, but anyway, what
21 was his concern?

22 MR. STILLWELL: He just wanted to

1 know where the property was. The gentleman,
2 bear with me a second, Mr. Dewitt Declay, he
3 currently said he resides at 2614 University
4 Place, N.W. He said that he had a residence
5 located at -- off of Georgia and near Kenyon,
6 Kenyon Street.

7 VICE CHAIRMAN HOOD: Okay.

8 MR. STILLWELL: And, he just
9 wanted to know, specifically, where on the
10 campus we were proposing the project.

11 Then we discussed the possibility
12 of how would he get his son enrolled into
13 Howard University, and I directed him to
14 university officials at that time.

15 VICE CHAIRMAN HOOD: That's good.

16 Ms. Bell-Reid, maybe you can help
17 me. Is it 414 or 416 students that are going
18 into this facility?

19 MS. BELL-REID: The number 414 was
20 in the formal application.

21 VICE CHAIRMAN HOOD: Right.

22 MS. BELL-REID: We varied the

1 number because there are going to be resident
2 associates who are not freshmen, two on each
3 floor, and so the exact number is probably
4 414.

5 VICE CHAIRMAN HOOD: 414.

6 MS. BELL-REID: Yes.

7 VICE CHAIRMAN HOOD: So, right now
8 you have 320 in the existing building, you
9 are going to 416, so the difference between
10 that, are those new fresh -- those are
11 freshmen that are just coming in, or what
12 makes up that difference?

13 MS. BELL-REID: It's whether or
14 not you can house them in the freshmen
15 residence hall.

16 VICE CHAIRMAN HOOD: So, if I'm a
17 sophomore --

18 MS. BELL-REID: That's the only
19 difference.

20 VICE CHAIRMAN HOOD: -- if I'm a
21 sophomore, I would not be able to go into
22 this facility?

1 MS. BELL-REID: No, you would not.

2 VICE CHAIRMAN HOOD: Well, I'm
3 really thinking, I know you have Ms. Bennett
4 on the team, I really think that, obviously,
5 the community work has been taken care of,
6 because I know you have her on the team, she
7 was a fine chair for this Commission, but I
8 will tell you that I am very happy to see the
9 clients, and the users, and I'm looking
10 forward to, hopefully, moving favorably with
11 this project.

12 Thank you.

13 Thank you, Madam Chair.

14 CHAIRPERSON MITTEN: Do you have
15 any questions?

16 I have just a couple of questions.
17 one has to do with the landscape plan, which
18 is up behind you, and the very narrow area
19 where there are vehicles shown on the plan.
20 No, sorry, between the stadium and Crampton
21 Auditorium, is that the narrow driveway?

22 MR. KESSLER: Here.

1 CHAIRPERSON MITTEN: Yes.

2 MR. KESSLER: Okay.

3 CHAIRPERSON MITTEN: Okay, so
4 there's the little vehicles are shown on the
5 drawing.

6 MR. KESSLER: Right.

7 CHAIRPERSON MITTEN: Do you
8 anticipate that pedestrians will be walking
9 through there as well?

10 MR. KESSLER: That's the
11 intention.

12 CHAIRPERSON MITTEN: Because my
13 concern is that there -- it all seems very --
14 there's no delineation between where vehicles
15 would go and where pedestrians would go. So,
16 how is that going to be managed?

17 MR. KESSLER: I think in the
18 further development, this is really a
19 schematic design phase of this, and I think
20 in the further development with our landscape
21 architect we certainly would show something
22 that is more sidewalk-like, rather than have

1 it all one elevation. So, there's some
2 separation between the two.

3 This is, actually, a very -- going
4 back to the game day situation, and this is a
5 very important part of the procession of, you
6 know, getting there, so that's part of the
7 reason that we've developed it like this.

8 But, I think you are absolutely
9 right, that there should be some division in
10 here.

11 There won't be a whole lot of
12 traffic on there. You know, we are showing -
13 - we are showing three cars, that's probably
14 a lot, because there's -- it's really a
15 pedestrian activity. You can drive down here
16 and drop someone off, but that's about all.
17 You are not driving down here to get into the
18 parking garage. So, there will probably be
19 limited activity, but I think you are
20 absolutely right, there ought to be.

21 CHAIRPERSON MITTEN: And, how will
22 the folks that are parking in the spaces that

1 Mr. Turnbull doesn't like, how will they get
2 there?

3 MR. KESSLER: Well, they,
4 obviously, they will get -- they will be
5 driving through, the 22 spaces will be
6 serviced for that.

7 CHAIRPERSON MITTEN: Okay.

8 MS. BELL-REID: May I address that
9 question as well?

10 CHAIRPERSON MITTEN: Sure.

11 MS. BELL-REID: Currently, we have
12 both pedestrian and vehicular traffic on that
13 area. There is a sidewalk with a curb, and
14 then there's the driveway.

15 CHAIRPERSON MITTEN: Okay.

16 MS. BELL-REID: There is also a
17 guard stationed at the entrance to -- on 6th
18 Street at the entrance to that area, and we
19 expect that a guard will continue to be
20 stationed there, to ensure that only
21 authorized users have access to that space in
22 a car.

1 CHAIRPERSON MITTEN: Okay.

2 MS. BELL-REID: Anyone can walk
3 through.

4 CHAIRPERSON MITTEN: Okay. My
5 main concern is just that the pedestrians
6 have their own space, and so there wouldn't
7 be any conflicts there.

8 The other question is, there's a -
9 - as part of this application there's an
10 amendment to the campus plan, what had been
11 designated for this area in the approved
12 campus plan?

13 MR. STILLWELL: Well, there was
14 no, there was nothing really proposed for
15 this area. The amendment was because in the
16 1998 campus plan no new residential
17 development was envisioned. And so, the
18 amendment was for the simple purpose of, this
19 is a new residential product, and which
20 required amendment to the central campus
21 plan.

22 CHAIRPERSON MITTEN: Okay.

1 MR. STILLWELL: But, we will be
2 back in front of you next year for that as
3 well.

4 CHAIRPERSON MITTEN: Okay. I'm
5 sure the Commission looks forward to that.

6 And just to clarify one little
7 throw-away line at the end of the DDOT
8 report, which is that they recommend that no
9 approval for the Drew building site be
10 included as part of this, you are not
11 proposing that at this time, is that correct?

12 MR. STILLWELL: That is correct.

13 CHAIRPERSON MITTEN: Okay, I just
14 wanted to clarify that, too.

15 Okay, any questions, Mr. Parsons?

16 COMMISSIONER PARSONS: Mr.
17 Kessler, we cut you short, but you were going
18 to, in your opening remarks you said you were
19 going to give a full description of the
20 contextual architecture and how you came to
21 the design of the building, and you didn't
22 have an opportunity to do that.

1 MR. KESSLER: Well, I think it is,
2 going back to the Albert Cassell story, and
3 when he was the architect of the university,
4 like I said, he designed several significant
5 buildings, and they are all, basically, in
6 this stylistically in one sort of vain, and
7 we tried to pick up on that.

8 And, it's the proportion of the
9 building, the roof shape, and, basically, the
10 materials that we've selected, and it is our
11 intention to follow through with that, but
12 insert some more glass, something that feels
13 a little bit more contemporary. So, there is
14 a sense of going back to some sort of sense
15 of arrival on these two sides.

16 But, that's really where it came
17 from, and I think that even in the window
18 treatments, when we went through these
19 different elevation studies, you know, we
20 did, obviously, a lot of different ideas on
21 the table, and, collectively, with Howard
22 settled on something that's got some punched

1 openings that you see, obviously, all over
2 the campus, bringing in some cast stone,
3 precast into the building, that is a light
4 color that will contrast against the brick.

5 But, basically, that's where it
6 came from. It's really, as opposed to
7 building or designing a modern building, and
8 there are some on the campus, the President
9 weighed in heavily on what sort of feel he
10 wanted for this.

11 COMMISSIONER PARSONS: So, that
12 cupola on top doesn't seem to be well
13 articulated at this point.

14 MR. KESSLER: Not yet, right.

15 COMMISSIONER PARSONS: It's a
16 contextual embellishment, but I mean is to be
17 solid or --

18 MR. KESSLER: No, it will be,
19 actually, we had discussions about lighting
20 it up, so there will be, obviously, more
21 detail in this, some more articulation.

22 The intention is not to do sort of

1 a flat sort of stylistic piece, but do
2 something that's more traditional, and
3 eliminate it if we can.

4 COMMISSIONER PARSONS: It's
5 certainly not accessible.

6 MR. KESSLER: No.

7 COMMISSIONER PARSONS: And, people
8 going up there to enjoy the view.

9 MR. KESSLER: No.

10 COMMISSIONER PARSONS: I wanted to
11 pick up on Mr. Turnbull's point and explore
12 with Ms. Reid how we could help you get rid
13 of this parking lot. It's, I think, just the
14 wrong thing to do, it's just too bad. I
15 mean, you are building something here that's
16 going to last for, hopefully, a century, and
17 the 22 parking spaces are just really not
18 right.

19 And, I guess it would require you
20 putting 22 more parking spaces in the
21 basement, which probably cost \$50,000 a
22 piece, and that's problematic. But, is there

1 any way we could help push these parking
2 spaces elsewhere?

3 MS. BELL-REID: I believe that as
4 we continue with the design process, we will
5 look at alternatives. However, we have sort
6 of been told by the community, keep your
7 parking spaces inside the, keep central
8 campus, and make sure that the people who
9 access this facility are not parking on our
10 streets.

11 COMMISSIONER PARSONS: Oh, sure.

12 MS. BELL-REID: So, that is what
13 we are attempting to do. The spaces are
14 there now, and --

15 COMMISSIONER PARSONS: Well, I
16 want to focus on the eight parking spaces in
17 the smaller lot, see if there's some way we
18 could squeeze that out of there. But --

19 MS. BELL-REID: Well, you would
20 still have to have loading dock access to
21 Crampton Auditorium.

22 COMMISSIONER PARSONS: And, where

1 is that, Mr. Kessler?

2 MR. KESSLER: This actually is,
3 basically, the backs of these buildings, and
4 there's not a whole lot of fenestration. So,
5 I think certainly the landscaping is going to
6 help the situation, and we have had
7 discussions about this subject, there's no
8 doubt about it, and I think that we have a
9 connection here, there's a sidewalk that has
10 these trees along this edge, and a sidewalk
11 that connects back to Blackburn. So, we are
12 making that sort of attempt with keeping
13 those parking spaces in there.

14 CHAIRPERSON MITTEN: Okay, could
15 you say where the loading is on the Crampton
16 Auditorium?

17 MR. KESSLER: If I remember
18 correctly, it's right, it's about here, yes.
19 And, it's a very -- it's a one-door, it's a
20 very sort of subtle, if there is such a
21 thing.

22 COMMISSIONER PARSONS: And, is

1 that something that's used, you know, two or
2 three times a day, four or five times a day,
3 or just occasionally?

4 MR. STILLWELL: I'm going to bring
5 David Edge to the table to address that
6 question, and he has been sworn in, and would
7 you identify yourself for the record, please?

8 MR. EDGE: Yes. My name is David
9 Edge, Director of Architecture and
10 Engineering Services, Howard University.

11 That loading dock is frequently
12 used with events, for load ins or such. It
13 is necessary for the functioning of Crampton.

14 COMMISSIONER PARSONS: But, it
15 isn't people delivering milk every day, I
16 mean.

17 MR. EDGE: No, no, it's not --
18 it's not used for the every-day delivery, but
19 it is a significant, of course, it's limited,
20 and it's the only loading dock they have, and
21 that's for load ins for events and things
22 like events and such.

1 COMMISSIONER PARSONS: But, that
2 doesn't really relate to this little parking
3 lot as I'm calling it?

4 MR. EDGE: Yes, at the north side
5 of the Childers Hall, and at the east side of
6 Crampton, the hill, there is some significant
7 requirements for large trucks and major
8 events for the field right now. So, that
9 function replaces that parking you see there
10 whenever those events take place, television
11 trucks, things like that.

12 Also, the fire department when
13 they come in, they use that to turn around
14 and so forth, that space, not the parking,
15 but that area.

16 COMMISSIONER PARSONS: The fire
17 department doesn't come more than once a
18 year, does it?

19 MR. EDGE: Well, hopefully, they
20 don't come that often.

21 But, on that sidewalk there's also
22 some mechanical issues at the rear of

1 Crampton, which are a subgrade right in that
2 little corner that you are pointing out
3 there, some major mechanical issues, we can't
4 change that a lot.

5 That still doesn't answer that.

6 COMMISSIONER PARSONS: No, it
7 doesn't.

8 MR. EDGE: I'm trying to give you
9 a vision of what's really there, the
10 functionality of what's there.

11 COMMISSIONER PARSONS: I
12 understand.

13 CHAIRPERSON MITTEN: Maybe what we
14 could take away from this is, as they work,
15 you know, as we review, as we have reviewed
16 different campus plans over the years, the
17 different universities come back and they
18 have sort of a theme that they are trying to
19 -- or they have, you know, some overall goals
20 that they are trying to accomplish through
21 the campus. And, in some cases removing
22 surface parking is a goal.

1 So, I guess what they could do is
2 take some of the advice that you are hearing
3 and incorporate that into the campus plan as
4 you come back, since they seem to be somewhat
5 broader issues. But, you are getting advice
6 now from some people who will be here next
7 year to review the plan.

8 MR. EDGE: I think we will
9 definitely consider it, because this is
10 schematic, and, I mean, the planning stage,
11 and as we progress I think we will make some
12 adjustments.

13 CHAIRPERSON MITTEN: Great, okay,
14 thank you.

15 Anybody else on follow up? Okay.

16 Mr. Turnbull?

17 COMMISSIONER TURNBULL: I just had
18 one question, which are there, in the process
19 of the design of the building are you
20 incorporating any lead guidelines for
21 sustainable design features as aspects of it?

22 MR. KESSLER: We are, it's whether

1 we are going to go for certification or not,
2 that's always an issue.

3 COMMISSIONER TURNBULL: Sure.

4 MR. KESSLER: Because, obviously,
5 there's the financial impact of that.

6 But, we intend on following lead
7 guidelines for construction and selection of
8 materials, those sorts of things. So, the
9 answer is yes.

10 COMMISSIONER TURNBULL: Okay,
11 thank you.

12 CHAIRPERSON MITTEN: All right,
13 thank you all very much.

14 I think we are ready for the
15 report by the Office of Planning, Ms. Brown-
16 Roberts, good evening.

17 MS. BROWN-ROBERTS: Good evening,
18 Madam Chairman and Members of the Commission.

19 As outlined in our report, the
20 application meets the standards outlined in
21 Section 210. There will be no increase in
22 student or faculty. They are still within

1 the overall FAR for the campus of 2.71.

2 The Department of Transportation
3 report states that the vehicular generation
4 will not impact and can be accommodated, it
5 will have no impact on the surrounding
6 transportation network.

7 The proposed new residential
8 building is supported by the university
9 campus plan and also the comprehensive plan
10 policy.

11 The Applicant has also documented
12 the buildings being demolished and
13 constructed since the adoption of the campus
14 plan.

15 Regarding the roof structures, the
16 requested roof structures relief would not be
17 detrimental to the intent of the regulations
18 and will improve the functioning of the
19 building and better serve residents and
20 faculty who will be using the building.

21 The Office of Planning, therefore,
22 recommends approval of the special exceptions

1 to amend the campus plan, to further
2 processing, and for the roof top structures.

3 Thank you, Madam Chairman.

4 CHAIRPERSON MITTEN: Thank you,
5 Ms. Brown-Roberts.

6 Any questions for the Office of
7 Planning? Questions?

8 Mr. Stillwell, any questions?

9 MR. STILLWELL: No questions.

10 CHAIRPERSON MITTEN: Okay, great,
11 thank you very much.

12 And, as has been noted, we have
13 the DDOT report in the record, and now we are
14 ready for the report by any ANCs that are
15 present. I have Mr. Mathews, Commissioner
16 Mathews, on the list, and is there someone
17 here from 5C?

18 Okay, would you like to come
19 forward?

20 MR. MATHEWS: Greetings, Madam
21 Chair and Members of the Commission. My name
22 is Nathaniel Mathews. I'm the Commission for

1 1B-10. My Commission is where the
2 application -- the zoning application for
3 this new dormitory is located.

4 ANC-1B has voted to support this
5 application. We are definitely in favor.
6 I've seen the plans, we've had a chance to
7 review both at the ANC meeting and at various
8 civic meetings. And, as a former Howard
9 student myself, I understand the need for a
10 center that will combine all the aspects of
11 the academic and the personal. So, let me
12 just say that.

13 I did want to make one notation,
14 because I believe that the letter that was
15 sent to you by our Commission Chairman and
16 Secretary does not completely accurately
17 reflect the motion that was passed on October
18 5, 2006. I believe you have a copy of the
19 letter in your packet.

20 CHAIRPERSON MITTEN: We do.

21 MR. MATHEWS: But, I've also
22 brought along, for the perusal of the

1 Commission, a copy of the minutes from that
2 evening. The letter itself should reflect
3 the fact that the ANC voted to support this
4 application, conditioned upon the
5 understanding that there would be no new
6 parking structures on Gresham Place. I'm a
7 resident of Gresham Place, and if you'll
8 notice in the letter it does mention that,
9 but I want to make very explicit that in
10 conversation with Howard University and with
11 the various neighborhood entities that this
12 was a concern.

13 Originally on the plans that came
14 before the Commission and the civic
15 association, it had indicated that the
16 surface parking lot that is currently on
17 Gresham would be extended all the way to 4th
18 Street, so there was a concern over that, and
19 out of that came our -- at the same time, our
20 desire to support this application, but
21 conditioned on that understanding that there
22 would be no new parking structures on Gresham

1 Place.

2 So, I just wanted to make that
3 clarification.

4 CHAIRPERSON MITTEN: All right.

5 MR. MATHEWS: I have a copy of the
6 minutes which I'll be submitting, and you
7 also have the letter.

8 So, that concludes my testimony.

9 Thank you.

10 CHAIRPERSON MITTEN: Thank you.

11 Can somebody show us where -- the
12 area in question on a plan or something?

13 MR. MATHEWS: It's at the other
14 end of the stadium, I think.

15 MR. KESSLER: The area that he's
16 referring to is this space back here.

17 CHAIRPERSON MITTEN: And, how is
18 that changing, or it's not changing?

19 MR. KESSLER: According to our
20 plans, it's not changing.

21 CHAIRPERSON MITTEN: Okay.

22 MR. KESSLER: This is the drawing,

1 and this is the aerial photograph, it's
2 probably a couple of years old.

3 CHAIRPERSON MITTEN: Okay. And
4 then, you don't anticipate demolishing Drew
5 Hall or the Drew building before you come
6 back for the new campus plan, is that
7 correct?

8 MR. STILLWELL: That is correct.

9 CHAIRPERSON MITTEN: Okay. All
10 right, great.

11 Thank you, Commissioner Mathews.

12 And, I would just then note that
13 we have a letter from ANC-5C indicating their
14 support for the proposal as well.

15 Is there anyone who would like to
16 testify in support? Anyone present who would
17 like to testify in support?

18 Mr. Norman?

19 Anyone else?

20 MR. NORMAN: Good evening, Madam
21 Chairman. My name is Tony Norman. I'm a
22 property owner and also from the civic

1 association, Pleasant Plains Civic
2 Association, which encompasses the majority
3 of the campus.

4 First of all, let me commend this
5 Commission and all of those who I've known
6 for many hard years, Mr. Hood, Ms. Mitten,
7 Mr. Parsons, on behalf of the community, to
8 commend you all for your yeoman work that
9 you've done here on the Commission.

10 And also Mr. Turnbull.

11 CHAIRPERSON MITTEN: Thanks, you
12 can come back any time.

13 MR. NORMAN: But, we are here to
14 come out and make sure we support this, we
15 like the design of the dorm, and as
16 Commissioner Mathews stated, there was a
17 consideration on behalf of the university
18 that they might accommodate more parking for
19 the structure on Gresham, although during the
20 community meetings they pulled back on that,
21 and that the community -- that was a
22 condition on the Pleasant Plains Civic

1 Association's support also.

2 But, they -- fortunately, we
3 resolved all of that before it came and
4 fought it out here, and everything was
5 resolved, and now we are in strong support of
6 the dorm, and the design, and we are very
7 excited about it, and, of course, we are
8 excited about accommodating the students on
9 campus, and we also want to associate
10 ourselves with the comments of Mr. Turnbull
11 and Mr. Parsons concerning the parking in
12 that open space and eliminating those spaces.
13 Hopefully, that space doesn't spill out into
14 the community when they eliminate it, but we
15 support that notion.

16 CHAIRPERSON MITTEN: Thank you
17 very much.

18 Any questions for Mr. Norman?

19 Any questions, Mr. Stillwell, for
20 Mr. Norman?

21 MR. STILLWELL: No questions.

22 CHAIRPERSON MITTEN: Okay, thank

1 you, Mr. Norman.

2 Anyone else who would like to
3 testify in support?

4 Anyone who would like to testify
5 in opposition? Is there anyone who would
6 like to testify in opposition? Okay.

7 Mr. Stillwell, it's back to you.

8 MR. STILLWELL: Thank you.

9 Again, I'll be very brief. Based
10 on the presentation of our application, and
11 the presentation of our witnesses, I
12 respectfully request that the Commission
13 approve our request to amend the Howard
14 University Central Campus Plan, as well as
15 the further processing of the approved campus
16 plan.

17 And lastly, we seek approval of
18 our special exception request, pursuant to
19 Section 411-11 for the three roof top
20 structures. We believe that based on the
21 information that we provided this Commission,
22 and our consultation and cooperation with the

1 affected agencies and advisory neighborhood
2 commissions, we meet the requirements of the
3 ordinance, and that this project, we ask for
4 your approval.

5 Based on the fact that there has
6 been no opposition noted in the record, and I
7 believe we are still following the rules of
8 the BZA, I would like to ask the Commission
9 sentiment for a bench decision if that is
10 appropriate at this time, understanding also
11 that we will be back in front of you by next
12 year, and the items that you have indicated
13 that we will take into serious consideration
14 as we come back with our Central Campus Plan,
15 which expires in 2008.

16 CHAIRPERSON MITTEN: Great. I
17 think we definitely are in the mood for a
18 bench decision tonight.

19 MR. STILLWELL: Thank you.

20 CHAIRPERSON MITTEN: So, Mr. Hood?

21 VICE CHAIRMAN HOOD: Madam Chair,
22 I would move approval of Zoning Commission

1 Case No. 06-38, relief of special exception
2 under Sections 3104 and 210, and also 411.11.

3 COMMISSIONER PARSONS: Second.

4 CHAIRPERSON MITTEN: Is there any
5 discussion?

6 All those in favor please say aye.

7 (Ayes.)

8 CHAIRPERSON MITTEN: We have none
9 opposed, Ms. Schellin.

10 MS. SCHELLIN: Staff will record
11 the vote 4-0-1 to approve Zoning Commission
12 Case No. 06-38, Commissioner Hood moving,
13 Commissioner Parsons seconding, Commissioners
14 Turnbull and Mitten in favor, Commissioner
15 Jeffries not present, not voting.

16 CHAIRPERSON MITTEN: Great, thank
17 you all very much, appreciate it, good luck.
18 See you in a year.

19 (Whereupon, the above-entitled
20 matter was concluded at 7:43 p.m.)

21

22