

1 GOVERNMENT OF THE DISTRICT OF COLUMBIA
2 Zoning Commission
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9 Public Hearing

10 Case No. 11-15F [Howard University - Amendment to
11 Central Campus Plan Pursuant to 11-X, § 101.10.]
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15 6:30 p.m. to 7:09 p.m.

16 Thursday, May 18, 2017
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19

20 Jerrily R. Kress Memorial Hearing Room
21 441 4th Street, N.W., Suite 220 South
22 Washington, D.C. 20001
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1 Board Members:

2 ANTHONY HOOD, Chairman

3 ROBERT MILLER, Vice Chair

4 PETER MAY, Commissioner

5 MICHAEL TURNBULL, Commissioner

6 PETER SHAPIRO, Commissioner

7

8 Office of Zoning:

9 SHARON SCHELLIN, Secretary

10

11 Office of Planning:

12 JENNIFER STEINGASSER

13 MAXINE BROWN-ROBERTS

14

15 Department of Transportation:

16 JONATHAN ROGERS

17

18

19

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

2 CHAIRPERSON HOOD: Good evening, ladies and
3 gentlemen. This is a public hearing of the Zoning
4 Commission for the District of Columbia. Today's
5 date is May the 18th, 2017. My name is Anthony Hood.
6 We're located, again, in the Jerrily R. Kress
7 Memorial Hearing Room.

8 Joining me are Vice Chair Miller,
9 Commissioner Shapiro, Commissioner May, and
10 Commissioner Turnbull. We're also joined by the
11 Office of Zoning staff, Ms. Sharon Schellin, as well
12 as the Office of Planning staff, Ms. Steingasser and
13 Ms. Brown-Roberts, District Department of
14 Transportation, Mr. Rogers.

15 Vice Chair Miller, Commissioner Turnbull,
16 Commissioner Shapiro, and Commissioner May. Okay. I
17 didn't want to leave my colleagues out.

18 This proceeding is being recorded by a court
19 reporter. It's also webcast live. Accordingly, we
20 must ask you to refrain from any disruptive noises or
21 actions in the hearing room, including the display of
22 any signs or objects.

23 Notice of today's hearing was published in
24 the D.C. Register, and copies of that announcement
25 are available to my left on the wall near the door.

1 The hearing will be conducted in accordance
2 with provisions of 11 Z DCMR, Chapter 4 as follows;
3 preliminary matters, applicant's case, report of the
4 Office of Planning, report of other government
5 agencies, report of the Advisory Neighborhood
6 Commission, organizations and persons in support,
7 organizations and persons in opposition, rebuttal and
8 closing by the applicant.

9 The following time constraints will be
10 maintained in this meeting. The applicant has up to
11 60 minutes, but I think they've asked for 10 or 15
12 minutes. Fifteen minutes? Okay. Organizations,
13 five minutes, individuals, three minutes.

14 The staff will be available throughout the
15 hearing to discuss procedural questions. Please turn
16 off all electronic devices at this time so not to
17 disrupt these proceedings. Would all individuals
18 wishing to testify please rise to take the oath?

19 MS. SCHELLIN: Please raise your right hand.

20 [Oath administered to the participants.]

21 CHAIRPERSON HOOD: Okay. At this time, the
22 Commission will consider any preliminary matters.

23 MS. SCHELLIN: Yes.

24 CHAIRPERSON HOOD: Does the staff have any
25 preliminary matters?

1 MS. SCHELLIN: Yes. The applicant filed two
2 motions, one to accept a partial late posting of the
3 properties, so that's at Exhibit 21. So, we'd ask
4 the Commission to consider waiving that. They did
5 post, but some of the -- let me see if I pull that
6 up, just to remind myself.

7 So, they posted but there were some
8 properties. I guess, that didn't get posted, and so
9 they posted them a little bit late, the perimeter of
10 the campus plan, I believe. And it's extended. So,
11 they did that a little bit late and so they were
12 asking for a partial, a waiver of the partial late
13 posting.

14 CHAIRPERSON HOOD: So, how many days were we
15 asking for? Ms. Giordano, can you help us? How many
16 days are we asking?

17 MS. GIORDANO: I think it was about a week or
18 so.

19 CHAIRPERSON HOOD: Okay. All right. Let me
20 just cut to the chase. Commissioners, any
21 objections? I don't have any objections on that.

22 MS. SCHELLIN: Okay.

23 CHAIRPERSON HOOD: Okay.

24 MS. SCHELLIN: And then the Exhibit 28, the
25 applicant submitted their transportation report late.

1 They're now due 30 days prior to the hearing. I'm
2 not sure what date, if it was --

3 MS. GIORDANO: I think it was 22 days.

4 MS. SCHELLIN: Twenty days, yes.

5 MS. GIORDANO: But it was submitted well in
6 advance to the Department of Transportation.

7 CHAIRPERSON HOOD: Okay.

8 MS. SCHELLIN: Right. And our new
9 regulations require 30 days.

10 CHAIRPERSON HOOD: Okay. Any objections?
11 Not hearing any, okay.

12 MS. SCHELLIN: And that's, other than that
13 they have not proffered -- I'm sorry, they did
14 proffer one expert witness. Robert Scheisel
15 (phonetic). Is he here this evening? I don't see --

16 MS. GIORDANO: No, actually, Dan VanPelt --

17 MS. SCHELLIN: Dan VanPelt.

18 MS. GIORDANO: -- is substituting, but we do
19 not plan on having him make any direct testimony this
20 evening.

21 MS. SCHELLIN: Okay.

22 MS. GIORDANO: He's here for questions if
23 necessary. And he's been before this Commission
24 numerous times.

25 CHAIRPERSON HOOD: Anything else?

1 MS. SCHELLIN: That's it.

2 CHAIRPERSON HOOD: Let me just see, how many
3 people who are going to testify again? Who was going
4 to testify in support in this case? Who's going to
5 testify in opposition in this case?

6 Okay. All right. Thank you. Let me also --
7 and I do this all the time, so let me also welcome
8 the President of the University, Dr. Frederick. And
9 I do this normally. We appreciate you coming down.
10 It doesn't go light on us when the president of a
11 university comes down to support a project in the
12 area. I did it (indiscernible) for Trinity and I
13 want to make sure I do it for Howard University as
14 well. So, and let me first apologize for our
15 hearing. You know, we think we can do things in a
16 shorter time so I know your schedule is tight. But I
17 know you have a busy schedule, so it doesn't fall
18 light, like I said, of you coming down to the D.C.
19 Zoning Commission and providing testimony.

20 MR. FREDERICK: No problem. I appreciate the
21 welcome and the accommodation.

22 CHAIRPERSON HOOD: Okay, great. Okay. Ms.
23 Giordano?

24 MS. GIORDANO: Yes. I would like to just
25 dispense with my opening remarks so Dr. Frederick can

1 go ahead and make his remarks, and would ask that
2 maybe we could take his cross-examination after his
3 remarks instead of waiting until the end so that he
4 can leave, because he does have another commitment.

5 CHAIRPERSON HOOD: Okay, let's do that.

6 MR. FREDERICK: I want to again, thank you
7 for the accommodation. I apologize that I do have to
8 leave. It's a school night and I have some
9 commitments for my 12 and 10-year-old at home, and my
10 in-laws are visiting and leaving in the morning, so I
11 want to make sure I honor those commitments tonight.

12 Howard University has been a part of this
13 city since 1867, and one of the main things that we
14 have been trying to do is remove the (indiscernible)
15 and show that we participate with the community
16 around us, with all those sites. The east campus in
17 Brookland, and obviously our main campus.

18 One of the main things that we have been
19 working on in terms of diversifying our revenue
20 stream is looking at opportunities with our real
21 estate so that we can monetarize these assets. We
22 have not been selling assets, but we have been
23 looking for development opportunities, as well as
24 trying to participate as much as we can in affordable
25 housing in these projects as well.

1 And so, we have ongoing efforts to make sure
2 that we fulfill those targets as well. We're here
3 today to present on -- we've submitted on a couple of
4 things that have changed slightly in our campus
5 master plan. We want to make sure that the
6 Commission is aware of that and that it continues to
7 satisfy the overall outcomes that we have previously
8 stated before the Commission.

9 And I'm happy to take any questions about
10 that in terms of our overall mission. And I'll just
11 state that my technical team is here to answer
12 specific questions about those properties as well.

13 CHAIRPERSON HOOD: Okay. Thank you, Dr.
14 Frederick. Let's see if there are any questions up
15 here from us.

16 Okay, does the ANC 1B -- who's representing
17 ANC 1B again? Is anyone here from ANC 1B?

18 Okay, so we have no party. Mr. Chairperson
19 Turner, I don't see him. Okay. Well, again, Dr.
20 Frederick, we thank you for coming down. I will tell
21 you, you have some opposition. I'd be curious to get
22 into that tonight. Typically, when Howard University
23 comes down, they don't typically have a lot of
24 opposition, and I've always mentioned to Ms. Bennett,
25 that I tell some other universities in this city to

1 call Ms. Bennett, and I think they've done that. And
2 I can tell you, she's made our jobs a lot easier.
3 So, we appreciate the work that Howard University has
4 done, as well as Ms. Bennett and others who are
5 sitting at the table, because I'll find out what the
6 opposition is about tonight. I believe I know, but
7 I'll find out what it's about tonight. But
8 typically, Howard, when they come in front of us,
9 does not have any opposition. So, hats off to you
10 and you all keep doing the great work you're doing
11 and we'll get through whatever we're going to get
12 through tonight working with those who may have some
13 concerns and opposition.

14 So, thank you very much.

15 MR. FREDERICK: I appreciate that very much.
16 Thank you.

17 CHAIRPERSON HOOD: Okay. Ms. Giordano.

18 MS. GIORDANO: At this point I'd like to turn
19 it over to Mr. Freeman and Mr. Williams to discuss
20 any particulars of this project. I think we stated
21 the objectives last time we were here, actually, and
22 Dr. Frederick also reiterated that the intention here
23 is to monetize some of the properties that the
24 University does not need for academic purposes or
25 other purposes. And Howard is not selling these

1 properties. They are going to remain in partnership
2 with developer partners, so they will have a
3 continued accountability to this commission as we
4 come forward again, in two years, to update the
5 campus plan. And then obviously there may be other
6 opportunities as well.

7 So, with that I would like to ask Mr. Freeman
8 if he has anything to add to that.

9 MR. FREEMAN: Good evening, Chairman Hood,
10 members of the Commission. Again, my name is Anthony
11 Freeman, I handle real estate for Howard University
12 and I'll keep my remarks brief.

13 In support of Dr. Frederick's strategy, the
14 real estate strategy is, how do we help diversify
15 revenue streams for the university? We have
16 comprehensively assessed our portfolio, and we have
17 worked with the community and members of the Board
18 and others to identify the initial parcels that we
19 think are viable for commercialization.

20 We think we have a great portfolio, but also
21 it's about us, by the fact that we have a campus that
22 is challenged in terms of its physical plant, and we
23 have significant deferred maintenance. So, a lot of
24 the proceeds from the deals that we execute in the
25 future will go to do a couple things. To reanimate

1 the campus, to address significant deferred
2 maintenance needs. But more importantly, bring a
3 better quality of life to our students, faculty,
4 staff, and the general community.

5 So, part of tonight's effort is to sort of
6 set the stages for that. Our strategy for the
7 university really relies on these initiatives, and we
8 hope that you'd be supportive of it and be glad to
9 answer any questions from you. Thank you.

10 CHAIRPERSON HOOD: Question already and you
11 haven't finished. Commissioner Shapiro.

12 MR. SHAPIRO: I just have a -- I mean, I can
13 wait but it's just a threshold issue around your
14 approach. And I commend you for what you're doing
15 and diversifying the revenue stream. It makes all
16 the sense in the world.

17 What it triggers in me is this question about
18 what does it do to our process? It might not even be
19 a question for you, but the moment -- if we approve
20 something being taken out of the campus plan,
21 essentially from your perspective it's a
22 public/private partnership, but it's no longer under
23 our purview in that regard. We no longer are --
24 we're no longer bringing careful eye to it. And I
25 don't know what future plans you have for

1 diversifying your revenue stream, but you know,
2 without overstating this, you could essentially take
3 half the campus and turn it into a public/private
4 partnership in some way, shape, of form, and then
5 what does it do to our authority as overseeing campus
6 plans when essentially you switched ownership, but
7 are you really continuing the same function?

8 So, this could be -- you say it's not
9 university related but what if it's developed as
10 housing and it's mostly students that live there?

11 MS. GIORDANO: Maybe I could start. So, when
12 you mentioned half the campus, I mean, we're just
13 taking out more specific --

14 MR. SHAPIRO: I was using that for effect.

15 MS. GIORDANO: Okay.

16 MR. SHAPIRO: Because I certainly got that
17 that is not the direction Howard would ever go, it's
18 just -- so, we're looking at six parcels, and we may
19 be looking at three or four more down the road or
20 not. But it's also, we oversee campus plans for all
21 of D.C. And I'm just thinking of what the potential
22 impact of these kinds of decisions are for related to
23 our charge.

24 MS. GIORDANO: Okay. So, you're correct that
25 once these properties are extracted from the campus

1 plan, they can be developed as a matter of right.
2 And the Community obviously had an interest in
3 knowing what might happen with these properties, and
4 we have agreed to a condition that we would present
5 plans to the community before any building permit is
6 applied for, so they would have the opportunity to
7 review and comment on any projects that may transpire
8 on those properties.

9 But you're correct insofar as the Zoning
10 Commission is concerned, there would not be a design
11 review process. Again, we are coming back. We've
12 agreed to come back to the Commission within two
13 years after this is approved, with a campus plan
14 update. And with obviously information as to what is
15 happening with some of these projects and the
16 commitments that we're making to the community.

17 MR. SHAPIRO: I imagine you would give us
18 that information, but it's no longer anything that we
19 would do anything but note, because it's no longer in
20 our purview to address those specific properties. I
21 think I was just noting that for us, and the
22 implications of what we're doing.

23 CHAIRPERSON HOOD: Right. Yeah, let me just
24 say this, Commissioner Shapiro, this is not new to
25 our process. We've done it for George Washington,

1 we've done it for Georgetown. So, that's not nothing
2 new. We can look at what our track record is in
3 those cases, well, we've already done it. And I
4 believe we -- I don't know, I think we've done it in
5 American.

6 So, anyway, we'll look at that. That's
7 something we can discuss and look at as we move
8 along. So, you all can continue.

9 MS. GIORDANO: Right.

10 MR. SHAPIRO: Thank you, Mr. Chair.

11 MS. GIORDANO: And just also one further
12 note. In terms of setting campus plan boundaries to
13 begin with, that's a voluntary act on the part of a
14 university. I mean, there's no requirement from the
15 city that something be put into a campus. So.

16 CHAIRPERSON HOOD: Thank you. You all may
17 continue. Or, are you finished?

18 MR. WILLIAMS: Hi. I'm Derek Niec-Williams.
19 I'm the Executive Director for Campus Planning,
20 Architecture, and Development, Howard University. I
21 just want to make a couple points. I'll keep it
22 brief.

23 I just wanted to highlight the fact that
24 these parcels generally are vacant underutilized
25 parcels. They're in varying states of disrepair if

1 there are improvements on the parcels. And a broad
2 proportion of these parcels are used as surface
3 parking lots. So, to transition into the public
4 interest aspect of the testimony, just wanted to
5 highlight that the transportation demand management
6 plan that we have in place in our 2011, approved in
7 2012 campus master plan, does require us to reduce
8 our parking capacity very significantly to reduce the
9 number of single-occupant vehicular trips that you
10 know, come into the District and park on a daily
11 basis.

12 And so, the removal of these parcels,
13 particularly the large surface parking lots, will
14 definitely help us to achieve that goal and close the
15 gap in terms of the delta between our current
16 inventory and the inventory that was prescribed in
17 our plan.

18 Second, is just that these vacant and
19 underutilized properties will be cycled into
20 productive use, and that will attract new residents
21 and bolster the city's income streams from a
22 perspective of income tax, property tax, sales tax,
23 et cetera.

24 And then lastly, and I think most importantly
25 here, we are actually, you know, as a result of this

1 process, agreeing to something that we wished would
2 have emerged sooner as part of our master plan, which
3 is the connection of the city grid. So, the
4 connection of W Street, connection of Bryant Street
5 is something that we -- I personally, and we as an
6 institution have long planned, but have not been able
7 to implement ourselves, due to a lack of funds and
8 other matters.

9 So, we think that you know, this process will
10 also connect the grid. And, you know, we look
11 forward to planning the result of the remaining
12 portion of our campus boundary in the upcoming campus
13 plan process that we're about to undertake. Thank
14 you.

15 MS. GIORDANO: I'd like to turn to Ms.
16 Bennett who has a further point on that issue.

17 MS. BENNETT: Good evening, Chairman Hood,
18 members of the Commission. My name is Maybelle
19 Taylor Bennett. I'm director of the Howard
20 University Community Association, and I want to state
21 for the record that this is a campus plan amendment
22 case where we have typically engaged our community as
23 we have in the past, through several means. One is
24 the convening of the community advisory committee.
25 One is by attending civic association meetings in our

1 area, and the ANC 1B and 5E meetings in our area, as
2 well as assembling various smaller working groups to
3 talk about and talk through the concerns that our
4 neighbors have told us they had.

5 There are two sets of parcels, if you'll
6 notice. Some are on the western edge of the campus,
7 some are on the eastern edge of the campus.

8 On the western edge of the campus our
9 neighbors were most concerned about our maintaining
10 diversity in the neighborhood. They wanted to make
11 sure that we had sufficient affordable housing,
12 deeply affordable housing that's 30 to 60 percent of
13 AMI, and we have tried to set goals so that we can
14 reach those units required, or requested.

15 The other was that we have been trying to
16 revitalize Georgia Avenue. Especially in that area,
17 from Florida on the south, to New Hampshire on the
18 north.

19 And among the things that our neighbors were
20 happy about was that we are trying to bring mixed-use
21 activity to that area. In addition to, as you can
22 note in some of the support letters, neighbors want
23 to make sure that if we have matter-of-right
24 development that's taking place on the parcels that
25 we are extracting, that we make sure that they get a

1 chance to see and review the development that is
2 going to take place, even if it is not subject to a
3 PUD or something, some other kind of development that
4 would not normally require public review.

5 And so, those are the kinds of issues that
6 they brought to our attention at the time. They also
7 said to us that if the kind of development that's
8 going to take place on those parcels is going to
9 generate tax revenue for the city, they'd like to
10 have us work with them to bring some of those
11 benefits back to this neighborhood, so that the
12 revitalization that we've been trying to work with,
13 will take place.

14 On the eastern edge, where we're talking
15 about Slowe and Carver Hall (phonetic) becoming
16 apartments, we had a different set of concerns. This
17 area is not as densely populated as the area to the
18 west of us, and it is one where our neighbors were
19 very concerned about the parking congestion.

20 And so, what their focus has been is having
21 us and our developer partner generate new parking
22 resources, so we looked at the possibility of using a
23 city-old property, D.C. WASA property, Washington
24 Metropolitan High School property, and it turns out
25 that for real, the only way we can be guaranteed to

1 be able to generate those kinds of resources is to
2 make our own parking spaces available in the two
3 garages that are behind the hospital between 4th and
4 5th, V, and Oakdale Place.

5 We heard another set of concerns when we said
6 that we would make these parking spaces available to
7 -- 50 parking spaces available to prospective tenants
8 of Carver and Slowe. And that is if you're coming
9 home with groceries, you don't want to be walking
10 five blocks from your car to your unit. And so,
11 another one of the concerns that we have talked about
12 and explored is that we already have shutting parking
13 in front of both of those buildings, and we've been
14 asked to see if we can talk to DDOT to allow those
15 spaces to be used for drop-off, delivery and drop-off
16 spaces.

17 In addition to that, our developer partner
18 has offered to provide those folks who are coming in,
19 all new residents who are coming in, free SmartTrip
20 cards so that they are loaded with \$50 value on them,
21 and an auto alternative package, where each of the
22 new residents will have a choice of either getting a
23 Bikeshare membership for a year, or a Zipcar
24 membership for a year. Zipcar spaces are already
25 located in various strategic places throughout this

1 particular community.

2 So, there were two sets of different kinds of
3 concerns among those who are in our community on the
4 western side and on the eastern side, and we have
5 been able to secure the support of the LeDroit Park
6 Civic Association, and the Bloomingdale Civic
7 Association, ANC 1B, and ANC 5E in the process.

8 MS. GIORDANO: Thank you. I think that wraps
9 up our direct presentation.

10 CHAIRPERSON HOOD: Okay. Commissioners,
11 let's see if we have any questions. Mr. Turnbull?

12 MR. TURNBULL: Thank you, Mr. Chair. Just
13 curious about why it's labeled Site No. 1 on the OP
14 report. It's the Effingham Apartments. It seems
15 like taking that chunk out of that main campus, just
16 seems incongruous that it's only what would be the
17 whole western side of Georgia there has now got a
18 little chunk of it taken out. Is there an issue with
19 the apartments? Maybe you could speak to that.

20 MR. WILLIAMS: Yes, sir. Those apartments
21 have been vacant for some time now, for a number of
22 years. Probably five to seven years. They've been
23 subject to vandalism, they've been subject to fires,
24 they've been subject to windows being busted out.
25 So, there are a lot of factors here that make them

1 almost a condemned property. So, they're a condemned
2 property. In fact, I can't even send my teams
3 through there because the floors are falling through.

4 So, the most appropriate use that we have
5 found in the market place, and actually we've run an
6 RFP for that site to create a mixed-use property with
7 residential above, a retail first floor, in
8 conjunction with what we believe the community wants
9 with an animated Georgia Avenue.

10 So, the short answer is, those units are not
11 functional now. But to your question about a hole in
12 the university, we see that as an edge property.
13 What we've done is looked at all of our inventory and
14 assessed core projects, noncore projects, and edge.
15 So, your point is well taken that it's not going to
16 be not part of the university, it's part of our edge
17 program where we would still have a relationship to
18 it, but it perhaps might be more of a market rate
19 type of redevelopment opportunity.

20 MR. TURNBULL: So the buildings are basically
21 beyond rehab?

22 MR. WILLIAMS: Correct, sir.

23 MR. TURNBULL: They would be torn down.

24 MR. WILLIAMS: Yes, sir. Yes, sir. And that
25 is a significant gateway at the northern end of our

1 campus.

2 MR. TURNBULL: Yeah.

3 MR. WILLIAMS: And, you know, that is not a
4 particularly reflective set of conditions of the
5 institution and its quality. So, that's something
6 that we definitely want to change and we want to
7 bring, you know, a private partner in to help us do
8 that.

9 MR. TURNBULL: Okay. And that's zoned, what
10 would that be? Did I see MU-4? Yeah, MU-4. Okay.

11 MR. WILLIAMS: That sounds right.

12 MR. TURNBULL: All right. Thank you.

13 CHAIRPERSON HOOD: Okay. Any other
14 questions? Vice Chair, just come on down Vice Chair.

15 MR. MILLER: Thank you, Mr. Chairman. I
16 mean, I think it's a good idea to get long-vacant
17 properties developed, which are some of the blight on
18 the community.

19 So, three of the, I think there's seven
20 parcels, and three of them are surface parking lots.
21 I see that one of them in the OP report has 315
22 spaces, I think I saw. Do you know what the total
23 number of surface parking spaces are for the three
24 parking lots?

25 MR. WILLIAMS: Yes, it's in the range of

1 about 530 some spaces.

2 MR. MILLER: And are most of them currently
3 utilized by Howard's employees, staff, and students?

4 MR. WILLIAMS: Yes. And either that's a mix
5 of Howard approved hang tags, and also daily parking
6 for visitors and whatnot.

7 MR. MILLER: And you have sufficient parking
8 to accommodate all of these Howard affiliated
9 employees and students, or you're expecting that they
10 will now have to find other means to -- find other
11 places to park, or find other means to get around?

12 MR. WILLIAMS: So, to respond to that
13 question I really have to go refer back to the campus
14 master plan that's been approved and that we're
15 discussing right now, which requires us to reduce the
16 count from, at the time, about 2,200 spaces down to
17 just about 1,400 spaces.

18 So, based on the demand analysis that was
19 done for surface spaces back in 2011, and the demand
20 analysis that we recently conducted to submit a
21 report to DDOT, it reflects that campus demand has
22 relatively flatlined in that regard. So, we do feel
23 that the master plan and transportation demand plan
24 measures are appropriate for our campus.

25 MR. MILLER: And the 50 spaces that, Ms.

1 Bennett, you identified in the -- that will be
2 designated in the garage for neighborhood residents
3 or public I suppose. Clarify for me how many spaces
4 are in those two garages --

5 MS. BENNETT: Okay.

6 MR. MILLER: -- total, and who are the 50
7 being designated for?

8 MS. BENNETT: All right. So, in the two
9 garages there are about 1,000 spaces, and that would
10 be approximate 25 spaces in one and 25 spaces in the
11 other. These parking spaces would be set aside for
12 those apartment dwellers who would be living in
13 Carver and Slowe. And they would get a decal, just
14 like our faculty and staff would get a decal, and
15 they would have 24-hour access.

16 MR. MILLER: The redeveloped Carver and Slowe
17 sites.

18 MS. BENNETT: Yes. Yes.

19 MR. MILLER: Which may or may not have --
20 these sites may or may not have -- they may have
21 underground parking themselves? No, they're not
22 going to.

23 MS. BENNETT: They do not have underground
24 parking.

25 MR. MILLER: You have development plans for

1 all of these seven sites, or you identified RFPs that
2 set the development parameters in accordance with
3 zoning?

4 MS. BENNETT: That goes to my other
5 colleagues.

6 MR. WILLIAMS: We have development plans for
7 Carver and Slowe. We issued an RFP about six months
8 ago, vetted out a number of developers, and we're in
9 the sort of final stages of negotiating with them.
10 If I'm correct, I think the total count of rooms for
11 -- the total of Carver and Slowe will go from
12 something north of 400 beds, down to something around
13 160 units. So, there will be a compression of units
14 but the community was concerned about parking, hence
15 the solution that we created.

16 We are also, as I mentioned earlier, to the
17 earlier question, we have an RFP for Effingham.
18 Again, we'd like to accelerate the animation of
19 Georgia Avenue. So, we're working on that as well,
20 and we are currently working on a deal, the knife and
21 V parcels that's directly behind the 930 club, we're
22 excited about the potential that a major mixed-use
23 redevelopment of that parking lot, roughly 240,000
24 square feet, we think we've identified a developer
25 that will really execute and be a benefit to the

1 community.

2 So, of the parcels that are in the amendment,
3 there are those that are having work on right now.
4 The rest we will, assuming approval, we'll start
5 moving down the path with RFPs and RFQs to really
6 take advantage of the positive location, the positive
7 market, the momentum that we have, and quite honestly
8 the need that the university has to realize capital
9 to reinvest in the diversity. So, we're excited
10 about the momentum that we're creating.

11 MR. MILLER: So, none of these sites do you
12 anticipate will have onsite parking?

13 MR. WILLIAMS: They will have onsite parking
14 for the commercial user, but not for university use.

15 MR. MILLER: And you anticipate -- I'll ask
16 DDOT this question, but you anticipate they will
17 comply with the parking requirements of the zoning
18 regulations?

19 MR. WILLIAMS: Yes. Yes.

20 MR. MILLER: And they won't -- okay. You
21 answered that question, yes. Okay.

22 And the students who are -- the only building
23 that's currently not vacant is Slowe?

24 MR. WILLIAMS: That's correct.

25 MR. MILLER: How many students are in Slowe?

1 MR. WILLIAMS: The bed capacity is about 300;
2 just shy of 300.

3 MR. MILLER: And where are they going to go?

4 MR. WILLIAMS: So, actually, as part and
5 parcel of the 2011 plan we did sort of precipitate
6 the closure of these two halls, contingent upon the
7 construction of two new residence halls closer to the
8 academic resources on the court campus. So, now that
9 that's complete and college halls north and south
10 have added, you know, roughly 1340 beds to the
11 university's inventory, we're moving forward with
12 that sort of aspect of the plan to close these two
13 halls due to a couple issues. Their distance from
14 campus and primarily, you know, just deferred
15 maintenance backlogs that the university simply is
16 not able to address.

17 MS. BENNETT: We also have the redevelopment
18 of the West Howard Plaza Towers.

19 MR. WILLIAMS: Correct. Yeah, in addition to
20 that we are rehabilitating many of the existing
21 assets. About 30 percent of our student housing
22 inventory right now is being intensively renovated,
23 amenitized with the learning components, and
24 completely retrofitted with respect to HVAC and other
25 systems in the buildings.

1 MR. MILLER: And you've committed to
2 achieving 50 to 100 units at 30 to 60 percent Area
3 Median Income across the campus and maybe on some of
4 these parcels. Is that correct?

5 MR. WILLIAMS: That's correct. That's
6 correct.

7 MR. MILLER: And how is that commitment been
8 memorialized or --

9 MS. BENNETT: Robert, I love that you keep
10 looking at me, but you really need to --

11 MR. MILLER: I enjoy looking at you. I miss
12 having a dialog with you.

13 MR. WILLIAMS: To --

14 MS. GIORDANO: I can also take that if you'd
15 like.

16 MR. MILLER: And I assume that the parcels
17 themselves, to the extent they have residential
18 housing, will be subject to the city's Inclusionary
19 Zoning law.

20 MS. GIORDANO: IZ, yes.

21 MR. MILLER: Right. But that's --

22 MS. GIORDANO: Right.

23 MR. MILLER: -- a much higher AMI than this
24 particular commitment.

25 MS. GIORDANO: Right. So, this is a much

1 more stringent deeper affordability. But in any
2 event, so this was a target that was set in
3 conjunction with outreach and meetings with the
4 Community Advisory Board, and the idea was that there
5 would be a condition in this approval order, which
6 would basically say that we would use best efforts to
7 meet those targets and that as far as accountability
8 goes, we would report back to the Commission when we
9 update the plan, and any other further processing or
10 amendments in the future, we would come back to the
11 Commission and report on our progress.

12 MR. FREEMAN: And I'll just add, we really
13 have three levers that we're working with, with our
14 developers. Obviously, we have the Inclusionary
15 Zoning. We have this 50 to 100 at 60 percent target.
16 But on top of that, all of our deals we are putting a
17 requirement that we set aside units for our Howard
18 faculty and staff. So again, we're trying to keep a
19 vibrant diverse community by having those that work
20 with us on campus. So, all of the developers, it's
21 part of our normal process moving forward.

22 MR. MILLER: Thank you. And my final
23 question is, have the -- are the development partners
24 identified, and are they publicly -- are you able to
25 share publicly --

1 MR. FREEMAN: Not as of yet. We're still
2 sort of in that sensitive negotiation phase. Hopeful
3 we'll inform you when they come -- we're hoping that
4 by the end of the academic year, June 30th, we'll be
5 able to make some significant announcements to the
6 market in general, as well as the Commission.

7 MS. GIORDANO: And I also might add that
8 these deals are contingent upon the approval of this
9 amendment and that's really the urgency here of
10 trying to get a decision as quickly as possible.

11 MR. MILLER: Okay. Thank you very much for
12 all that information and your presentation.

13 CHAIRPERSON HILL: Okay, Commissioner
14 Shapiro.

15 MR. SHAPIRO: Thank you. So, again, it's a
16 more general question, but there's nothing stopping
17 you from entering into a public private -- or not
18 public private partnership, but a partnership with a
19 private developer to accomplish what you want to
20 accomplish and have that be a part of, within the
21 boundary of the campus plan. So, I just want to make
22 sure I understand that this is -- it sounds to me
23 like this is more than anything, it's more attractive
24 to the private sector if it comes out of the campus
25 plan. Is that right?

1 MS. GIORDANO: That's probably correct. But
2 I mean, the purpose of the campus plan and the campus
3 plan boundaries is to have review of university uses
4 that aren't ordinarily permitted within residential
5 zones. So, these are not going to be university
6 uses, these are going to be market type projects.
7 So, there's really no rationale for them to stay
8 within the campus plan.

9 MR. SHAPIRO: I mean, I think I would --
10 because even in the conversation here, that's --
11 there's a fair bit of gray area there because you're
12 actually encouraging faculty and staff to be in the
13 projects that I imagine there will be some students
14 who will be there. And so, it's less of a question
15 for you on this project, it's more I'm just
16 reflecting on what does it say about our process that
17 makes it easier to accomplish these goals outside of
18 our process.

19 So, I don't want this to come across as any
20 kind of criticism of what you're attempting to do.
21 It makes all the sense in the world to me, frankly.
22 But I'm a little bit confused to think of what we may
23 be doing that may make it harder to do this within
24 our constraints.

25 MS. GIORDANO: Mr. Freeman, you might want to

1 just also comment on the, you know, what percentage
2 of these projects we're talking about for, you know,
3 faculty housing. It's certainly not a majority of --

4 MR. FREEMAN: No, it's not a majority. I
5 think referencing back to our Barry Place project
6 that you approved a year or so ago, of the 300 plus
7 or minus units there were 50 units targeted for
8 faculty and staff, and then there was another nine
9 that were identified as inclusionary units. So,
10 these weren't, you know, full you know, Howard
11 University sort of occupied buildings. It was more
12 so to provide an amenity and service and to keep, you
13 know, sort of diversity into the community.

14 I would also say that if your concern is you
15 know, how does this work, I think one, you're correct
16 on the 9th and V Street project that we're working
17 on, it was a requirement of the developer to have it
18 removed. And but I would also say that part of our
19 strategy as well, and I will reinforce what Dr.
20 Frederick said earlier, and what Cynthia said
21 earlier, is we're not selling any of these
22 properties. In fact, you know, we're trying to grow
23 our portfolio. And in the deals that we're working
24 on now, not only are we getting a capitalized lease
25 payment, but also we're looking at leaving equity in

1 the deal so that we can stay connected. So, a part
2 of Dr. Frederick's strategy is to reaffirm that we're
3 not selling, and in fact there's still a Howard
4 linkage as a part owner of these projects moving
5 forward. So, there still is a linkage to Howard, so
6 therefore we're not - it's in our best interest to
7 make sure that we're dealing with market rate type
8 opportunities, but also sensitive to community needs.
9 So.

10 MR. SHAPIRO: Thank you.

11 MR. TURNBULL: I wonder if I might just
12 follow on Commissioner Shapiro's line of thought.
13 And again, no one is being critical of the
14 development or anything. But I think one of the
15 issues, and maybe getting at it was, there are caps.
16 And if it's now off -- there might be a concern about
17 going over your cap on noncampus properties by having
18 housing off campus, and that there could be a concern
19 from a regulatory process of looking at that as to
20 how you're meeting your caps, but again, if it's off
21 site, you're not worried about it. So, I guess there
22 might be a question raised on that. I'm not sure.

23 MS. GIORDANO: That's only one reason why
24 we're coming back within two years to update the
25 campus plan. We accelerated that. The current plan

1 doesn't require us to come back until 2027.

2 MR. TURNBULL: Right.

3 MS. GIORDANO: But we thought that there
4 might be questions around how the extraction of these
5 properties affect the campus overall, and the
6 university, so that's why we have agreed to
7 accelerate that process.

8 MR. TURNBULL: Yeah, I think and that's just
9 one of the issues when we look at the extractions and
10 look at the campus boundary as such, and then the
11 campus goals and the campus caps that are mainly --
12 we'll always look at it to protect to the
13 neighborhood and their impact on what it's doing.
14 And I know you have a great relationship with your
15 neighborhood. Obviously, it's always been in
16 support.

17 But I think that might be one of the only
18 issues, and revisiting in two years may satisfy all
19 that.

20 CHAIRPERSON HOOD: I want to call our
21 attention, and I need to remind -- hopefully we
22 remember to do this. As a result of Council Member
23 Chay (phonetic) you remember we put something I
24 think, we were supposed to, in our regulations. And,
25 Ms. Schellin, if we didn't we need to remember. You

1 remember her concern was -- I forgot which university
2 it was, but outside of the campus. And we did
3 something that was supposed -- we did put it in
4 there? Okay, so we're covered.

5 MS. SCHELLIN: About university use
6 commercial --

7 CHAIRPERSON HOOD: Was it commercial use?

8 MS. SCHELLIN: -- university.

9 CHAIRPERSON HOOD: I (simultaneous speech).

10 MS. SCHELLIN: I think it was commercial use
11 outside of the campus plan.

12 CHAIRPERSON HOOD: Right. So, we do have
13 a --

14 MS. SCHELLIN: I think that --

15 CHAIRPERSON HOOD: The Commission, the Zoning
16 Commission in its --

17 MS. SCHELLIN: -- OP can confirm that.

18 CHAIRPERSON HOOD: -- wisdom, in its wisdom,
19 did that earlier with the help of Council Member
20 Chay. So, we do have some -- that goes back to your
21 question. I forgot exactly what the specific
22 regulation is, but we do have some type of review
23 there.

24 MR. SHAPIRO: I want to be clear about where
25 I'm coming from because it could be construed as

1 somehow that I'm concerned about the campus could --
2 a campus could pull a fast one or to Commissioner
3 Turnbull's point, you know, could a campus use this
4 as a way to get around caps. All these things could
5 be happening.

6 What I'm actually more focused on is a little
7 bit the other way around, which is in some way, shape
8 or form, does our process inhibit your
9 entrepreneurialism. And if it does, then we may need
10 to think about our process because we should be --
11 frankly, we should be encouraging this kind of
12 creative thinking to help our university partners to
13 be more successful in ways that don't hurt the
14 community but actually enhance neighborhoods.

15 And so, what I'm trying to figure out, and
16 it's not for you all to answer, it's more triggering
17 in my brain is, is there something about our process
18 that makes it harder for you to do what for me is a
19 fairly obviously positive thing?

20 CHAIRPERSON HOOD: We'll assign that
21 assignment to -- I'm not going to take that one on.
22 Any other questions? Commissioner May? Okay.

23 I do have one question, and (garbled speech)
24 what Commissioner Shapiro is saying. I think we have
25 to balance that both ways, because we've heard one

1 way and he's bringing something else now to the
2 table. He was not around when we dealt with the
3 other way, but maybe we need to look at the other
4 way. That's something we can deal with.

5 Let me ask you this. You mentioned that --
6 and I know Howard keeps its word, and one of the
7 things that happens in the community, and not Howard
8 but other places, it's that sometimes words are not
9 kept. But you mentioned that even though if it's a
10 matter of right project, and I think you've been
11 doing this on some other projects from what I'm
12 hearing already, as far as keeping the community
13 engaged, and I'm not sure, I think if this was to be
14 approved and we put something in the order stating
15 that -- pointing, or stating, Ms. Giordano, that
16 Howard University will continue to keep dialog, even
17 though we're taking these areas out, will continue to
18 keep dialog on these particular parcels that have now
19 been taken out of the campus plan. Which falls into
20 our other regulation that we put in place too, to a
21 certain point.

22 Would this be a problem if we put that in our
23 order as a condition?

24 MS. GIORDANO: It would not.

25 CHAIRPERSON HOOD: Okay. Well, that says a

1 lot because that shows the strong commitment that you
2 have in making sure that you have the dialog, which I
3 know you're already doing, especially in some other
4 wards with property that you own, and going around in
5 a certain way.

6 So, I just wanted to ask that question if
7 that came up. I'm waiting to hear what some of the
8 concerns are. And let me just ask you this, Ms.
9 Bennett. I'm just curious, you mentioned the
10 concerns on the west side and the east side. Is that
11 pretty much what the concerns are, the opposition is
12 about? I'm sure they can come up and tell me, but
13 I'm just curious.

14 MS. BENNETT: No, no, when I came here we had
15 the support of all three of our civic associations
16 and both of the ANCs, and I was not aware of
17 opposition to this particular case from those
18 quarters. Now, nothing keeps someone from -- who is
19 not a part of the process and who was not a part of
20 the conversation, from coming, or people who
21 disagreed within those particular civic associations
22 or ANCs, from coming forward with their opposition.
23 So, I was not familiar with that. And so --

24 CHAIRPERSON HOOD: Okay.

25 MS. BENNETT: -- I'm at a loss at this point.

1 CHAIRPERSON HOOD: Okay. Because when I look
2 at -- we review these cases. When I looked at this
3 file I didn't really see nothing that was
4 outstanding. I saw maybe some concerns, one concern
5 from one person.

6 MS. BENNETT: Uh-huh.

7 CHAIRPERSON HOOD: But I didn't see anything
8 that would let me know that we had any opposition.
9 But again, as you mentioned, people can come down and
10 testify because that's what this process is all
11 about.

12 MS. BENNETT: Sure.

13 CHAIRPERSON HOOD: Last question. ANC had
14 some approval -- well, I'm not going to call them
15 conditions, but things that they wanted approval for,
16 or would garner their support. Does the applicant
17 agree with all those things that were in the ANC
18 letter?

19 MS. BENNETT: We do.

20 CHAIRPERSON HOOD: Okay. That's all I need
21 to know. All right. Any other questions up here?

22 Okay. ANC 1B. Is there a representative
23 here from ANC 1B? I don't see Chairman Turner.

24 Okay. So, let's go to the Office of Planning
25 and DDOT, and I think we can do this relatively

1 swiftly. Thank you. Because Mr. Brown has pointed
2 to his watch a few times already.

3 MS. BROWN-ROBERTS: Good evening, Mr.
4 Chairman and members of the Commission. Maxine
5 Brown-Roberts for the record. As outlined in our
6 report, the Office of Planning is supportive of the
7 extraction of the named properties. We believe that
8 they -- the reduction will be an asset to the
9 university in order to implement some of the things
10 that were approved as part of the campus plan, such
11 as the improvement along Georgia Avenue and some of
12 the revitalization that we have been talking about.

13 We're supportive and we agree with the
14 conditions that the applicant has proffered tonight
15 and recommend approval. Thank you, Mr. Chairman.

16 CHAIRPERSON HOOD: Thank you. Mr. Rogers.

17 MS. STEINGASSER: If I could, Chairman Hood.
18 I just wanted to jump in and maybe address this issue
19 of campus plan boundaries and ownership versus use.

20 A campus plan boundary is intended to deal
21 with the use of property for campus or university
22 uses. The core of its issue is not ownership, so the
23 fact that a university owns property does not
24 necessitate them to be within a campus plan. It gets
25 to when the campus university uses a property. So,

1 we have campus plans that actually include rental
2 properties that a university doesn't own.

3 In this case, Howard University owns the
4 properties, but the properties are no longer intended
5 for university use. So, they would like to remove
6 them from the campus boundary. The campus plan
7 requires a further processing review to provide for a
8 double check that the use as approved in the campus
9 plan is -- when it gets ready to commence use or to
10 be built in some cases, comes back and the Commission
11 gets -- basically confirms that it's appropriate to
12 the campus plan.

13 So, in this case the property is no longer
14 intended for university use. There's no need for a
15 property to come back for further processing, and
16 because they're partnering with the private
17 developer, they would be subject to the same matter
18 of rights, zoning regulations, and if they were to
19 build a project that would put it back in the
20 university use, they'd need to come back and bring
21 the property back into the campus plan.

22 So, it's not that the campus plan is creating
23 any type of burden, it's that the use is no longer
24 necessary to be within the campus plan. And that's
25 what we're recommending, we're supporting their

1 removal of that property.

2 MR. SHAPIRO: I think what it triggers for
3 me, Ms. Steingasser, is I guess it depends on what
4 we're defining as use. Because if the campus decided
5 to privatize its food court and put it on the edge of
6 the campus and have it be run external to the campus
7 and take it out of the campus plan, what --

8 MS. STEINGASSER: It couldn't do that. If
9 they privatized a food court for university use in
10 these particular zones, now it's not all zones, but
11 in these zones it would be required to be brought
12 into the campus plan.

13 MR. SHAPIRO: But where is the line for that?
14 I mean, what if it's a -- what if there's a, you know
15 -- I went to University of Maryland. There's a
16 McDonalds sitting in the middle of the campus,
17 essentially.

18 MS. STEINGASSER: And in certain universities
19 throughout the city they can indeed have private
20 businesses within their campus plan. And we've seen
21 that at George Washington, for instance, is down in
22 Foggy Bottom and it does have private operators
23 within their campus boundaries. But in this case,
24 like if it the site were to be developed as a
25 dormitory, that's not a permitted use except for the

1 campus plan. So, they would have to come back.

2 If having some --

3 MR. SHAPIRO: But there's a list of uses.

4 MS. STEINGASSER: There are. There are.

5 University use and the extension of what it entails
6 is addressed in the zoning regs.

7 MR. SHAPIRO: And I'll take this to another
8 day because it actually isn't relevant to this case
9 from my perspective. But I'm curious about how this
10 is constructed. Thank you.

11 CHAIRPERSON HOOD: Okay, Mr. Rogers.

12 MR. ROGERS: Good evening, Mr. Chairman,
13 members of the Commission. For the record, Jonathan
14 Rogers with the District Department of
15 Transportation.

16 In our report DDOT mentioned that there is no
17 objection to the requested action with the condition
18 that the applicant develop an implementation
19 mechanism to ensure the extension and construction of
20 the street network through these parcels, consistent
21 with the new plan and DDOT standards.

22 Since the issuance of our report, we worked
23 closely with the applicant and have developed
24 language that DDOT is comfortable with to ensure that
25 that mechanism is in place. So, with that, I will

1 end and be happy to answer any questions you may
2 have.

3 CHAIRPERSON HOOD: Okay, thank you.
4 Commissioners, any questions of either Office of
5 Planning or DDOT?

6 Not seeing any. Does the applicant have any
7 cross of Office of Planning or DDOT?

8 MS. GIORDANO: No. No, thank you.

9 CHAIRPERSON HOOD: Okay. And the ANC 1B, not
10 seeing Chairperson Turner. Okay, let's go to other
11 government reports. Am I missing anything? I think
12 we covered all that.

13 Let's look at the report of Advisory
14 Neighborhood Commission. In this case, it's 1B.
15 They supplied a letter in support, and that's at
16 Exhibit 20. And you've heard Ms. Bennett and Ms.
17 Giordano already mention that they support it in
18 their letter. So, we can move on.

19 Let's go to organizations and persons who are
20 here in support. Anybody like to come up who would
21 like to testify, organizations and persons who are
22 here in support. You can come forward. You might
23 want to make room for the folks in support, now.

24 Oh, it's only three. Okay, you all are good
25 then. Let's see. You all are good. There's only

1 three.

2 Okay. You all may need to step back. Okay.
3 Anyone else who is here in support? Okay, we're
4 going to start with you. We're going to start with
5 you, Mr. Norman, but you want to move closer, so
6 we're going to start to my right. Yeah.

7 MR. NELSON: Good evening, Chair and
8 Commissioners. My name is Patrick Nelson and I'm a
9 24-year resident living on Fairmont Street. I want
10 to make some points to you about tonight's case. Let
11 me say that I am pleased that Howard is moving
12 forward with a new concept vision for land that runs
13 along the Georgia Avenue corridor.

14 I understand that Howard has the right to do
15 what it wants or what it needs, but how, what, and
16 when things happen after the District moves from the
17 campus plan, is placed in their hands, leaving some
18 community members concerned.

19 For many years, longer than I have lived in
20 Fairmont Street, most of all of the parcels that are
21 in this request have been vacant lots with a promise
22 from the university that something would happen to
23 them. When Howard and the city did the land swap
24 deal in 2008, for what was proposed to be the Howard
25 Town Center, the sense in the community was, we're

1 finally getting some movement. Nine years later,
2 today, we still sit in the same spot with no town
3 center, and we lost the promised grocery store to
4 another location.

5 Working with the adoption of the current
6 campus plan, the community supported what it would
7 hope would be a change in the face of the campus
8 connection, with the community versus the avenue.
9 Part of that agreement was to get agreement with the
10 university, that under the plan buildings that were
11 proposed on the avenue would get needed ground floor
12 retail space.

13 There is a concern that with the removal of
14 these parcels out of the plan, there is no guarantee
15 that this will happen, and that we will get a ton of
16 straight housing. This is a point that I argued
17 vehemently when the Barry Place PUD was done with
18 Howard as an equity in it. And I firmly believe the
19 developer will come to regret not hearing that point.

20 Site 5, that's noted in the case, was to be
21 upper classmen residential with retail, and a
22 wellness recreation upper classmen retail and
23 residential building.

24 Site 4 and 6 was to be upper classmen
25 residential and a green space common area. Howard

1 has two -- has RFPs out for three of the two sites of
2 which are straight housing. The third is for one
3 site which was to be an athletic complex, which they
4 are only removing a portion of that site but have not
5 said what the remaining will be, as it will be
6 remaining in the campus plan. There was also some
7 concern that due to Howard's wants and needs now,
8 that it may be affecting the ability of supporting
9 new on-campus housing within the current plan's
10 remaining free and available space for land
11 development. And if it should arise, thus pushing
12 students into the off-campus market housing.

13 My final comment is that I hope that the
14 Commission will accept the three recommendations that
15 ANC 1B wrote in the 129 form that we sent in, and
16 have that included in the final order. Thank you for
17 your time.

18 CHAIRPERSON HOOD: Thank you. Next.

19 MR. JORDAN: Good evening. My name is
20 William Jordan, and I am a university alumnist, and a
21 member of the Georgia Avenue community. I support
22 the university's proposed amendment to its campus
23 plan which proposes extraction of several properties
24 which the university has determined are no longer
25 needed for university use. Based on presentations

1 provided by university officials, the extraction will
2 allow the university to gain access to desperately
3 needed financial resources.

4 These financial resources in turn, will allow
5 the university to better meet its overall mission,
6 enroll as the Nation's premier historically black
7 institution of higher learning.

8 However, my support is not unconditional.
9 The university's track record of the last 10 years
10 has -- as a community development partner, has been
11 mediocre at best with regards to the surrounding
12 community and its students. Treating these
13 properties simply as a cash cow and contributing to
14 the unaffordable nature of the surrounding community
15 is contrary to Howard's core mission.

16 I would urge the Commission to use the tools
17 within its power to provide the university with
18 checks and balances it needs to remain consistent
19 with its core mission. Then I named three. Commit
20 to a program of family affordability for extracted
21 and remaining properties within the portfolio, which
22 will be developed as general market housing, and
23 particular as a matter of good faith, such a
24 commitment for its Howard Manor property, which we
25 are asking that they consider be made as affordable.

1 That the university document specific roles for
2 student and alumni representatives in this
3 disposition and extraction process, and commit to
4 direct and active participation in the university
5 president and appropriate board members in current
6 and future community related planning processes.

7 CHAIRPERSON HOOD: Thank you. Next.

8 MR. NORMAN: Thank you, Mr. Chair. My name
9 is Tony Norman. I've had the pleasure --

10 CHAIRPERSON HOOD: Is your mic on?

11 MR. NORMAN: Tony Norman. I've had the
12 pleasure as serving as ANC 1B Chair. I'm also Vice
13 Chair of our civic association, Pleasant Plains Civic
14 Association, covers most of this area. And I'm here
15 to testify on behalf of the university. I'm also an
16 alumnist of Howard University.

17 But we also want to underline the conditions.
18 We help negotiate the language of the ANC along with
19 the civic association, and the community advisory
20 group to get that language there. And I want to
21 thank the Commission.

22 The questions that you all ask were the
23 questions that we were wrestling with, particularly
24 Mr. Shapiro, about the campus plan and taking it out,
25 and the review. Not just the Zoning Commission, how

1 the community will still have review of it. And that
2 was one of our big issues. That's why we came to a
3 resolution that the way we're going to deal with
4 that, is that they have agreed to come back to the
5 ANC and community, just as if they would seek the
6 great weight of the ANC, even though these properties
7 would no longer be in the campus plan. But if
8 they're a matter of right they will still come before
9 the ANC and the community.

10 I think one of the properties are a few of
11 them in the historic district, so to some extent
12 they'll come to the ANC there. But they have
13 committed to bring every one of these properties to
14 the community and the ANC for review, even if it's a
15 matter-of-right, so that we can analyze the
16 affordable housing issue on each project, as well as
17 the traffic concerns to deal with those on an
18 individual basis.

19 And they committed to putting that in the
20 order. And that was the only reason we agreed to all
21 of this because we are -- I think the university
22 should take the lead in maintaining the diversity of
23 the neighborhood that we're in. Even though Howard
24 is seeking primarily for revenue in these projects,
25 and I'm not faulting them for that. They're trying

1 to maximize what's happening in the neighborhood in
2 terms of monetarizing it. So, we're not necessarily
3 against that, but we want Howard to take the lead
4 that you can do both. You can make your money, and
5 you can also serve the community and help us achieve
6 our vision in the community. And since Howard is a
7 unique institution, it's part of its responsibility
8 to maintain that diversity. Not just in race, but
9 diversity in religion, and income. And that's why we
10 strongly insisted upon affordable housing being a
11 primary concern. Real affordable housing between the
12 range of 50 percent and 30 percent of AMI. And the
13 university has committed to doing that.

14 And also, they'll be back in two years, you
15 know. You can, as Mr. Hood said, you know, you can,
16 as Mr. Hood said, you know, they committed to it but
17 we can trust, but we ought to verify. They will be
18 coming back to make sure that these things are done.

19 So, we want to be in a position to support
20 the university and the community, and that the
21 community will support us. And that's why one of the
22 major concerns is they've committed to put this in a
23 zoning order. And I think if it's put in a zoning
24 order, all of the community concerns we can deal with
25 because they'll come back on every project, every one

1 of these projects, to review the affordable housing
2 component and review the traffic component of how
3 they're going to deal with it. Thank you.

4 CHAIRPERSON HOOD: All right. We want to
5 thank you all. Let's see if we have any questions up
6 here.

7 Okay, we don't have any questions. Again,
8 ANC 1B is not here. Does the applicant, Ms.
9 Giordano, you have any cross? Okay. Thank you both.
10 The three of you very much, we appreciate it.

11 Let's go to organizations and parties in
12 opposition. Mr. Brannum. Anyone else who is here
13 who would like to testify in opposition? Come
14 forward. I'm sure we have enough. Anyone else who
15 would like to testify in opposition, if you'd come
16 forward at this time?

17 UNIDENTIFIED SPEAKER: [Speaking off
18 microphone.]

19 CHAIRPERSON HOOD: Yeah, I'm going to call
20 that group after this one. It's a new group that we
21 have. What is it? Undeclared. That's part of our
22 new rules, undeclared.

23 Okay. We're going to start with Mr. Brannum.
24 You may begin.

25 MS. BROWN-ROBERTS: Good evening. My name is

1 Robert Benson Brannum and I'm a life-long resident of
2 the District of Columbia. I'm at 158 Adams Street
3 Northwest, former ANC commissioner, President
4 Emeritus of the D.C. Preservation of Civic
5 Association, former President of the Blue Madill
6 (phonetic) Civic Associations, and Chair Emeritus of
7 the Fifth District Citizen Advisory Commission
8 Counsel.

9 I am reluctantly here to oppose the
10 amendment, and I'm not opposing the project. What
11 I'm opposing is the extraction from the campus plan,
12 with, in my view, takes the community out of the
13 future over site and involvement with what the
14 university does. The idea that it is no longer for -
15 - these apartments are no longer for university
16 purposes, I think is, to me, hair splitting because
17 the university still owns the property. So, it's
18 still there for university purposes. It may not be
19 for teaching purposes, but it's there for university
20 purposes. That's why it still owns it, that's why it
21 still, it wants to -- it's starting to use it for
22 money making, which I have no problem with.

23 The removing from the campus plan,
24 irrevocably takes the community out of it. I hear
25 that the university would commit on agreeing to come

1 back, but that's under this president. You get a new
2 president and that commitment is not there. That
3 commitment is not there for succeeding university
4 presidents or if the great Maybelle Bennett leaves
5 the university and takes her good word and good name,
6 her good reputation with her.

7 The community can only -- if you get rid of
8 this, the community input is gone. And the primary
9 reason is for this -- it's not for the university's
10 purposes, it's for the developer's purposes. The
11 developer does not want to come to the community.
12 It's not that Howard University doesn't want to come
13 to the community, or have a relationship with the
14 community. The developers.

15 That's why earlier, in their presentation,
16 they didn't name the developer. They developers do
17 not want to come to the community. They don't want
18 to go to the ANCs. They want to limit their
19 interaction with the community on the properties that
20 they're developing.

21 I have no problem with the university. I
22 support the university's efforts. But I do feel that
23 taking this -- Mr. Shapiro, I agree with you, and I
24 hope that you use your persuasion arguments with your
25 colleagues. And I'm looking at you, Mr. Hood. Yeah,

1 I'm going to call you out. You know I love you. The
2 campus plan principle should not be overlooked. I'm
3 not worried about what Mary Chay got away with in her
4 neighborhood, and what AU and Georgetown and George
5 Washington and all them did or did not do. But Mary
6 Chay doesn't represent me, where I live. And she's
7 not looking out for my interests.

8 The campus plan principle is strong, and we
9 should not substitute it with some good faith effort.
10 The developers want this, not the university. And
11 when it's presented to the various civic associations
12 and the ANC, that campus plan caveat was not
13 discussed. It was all about parking and traffic.
14 That's where the focus was. But the strongest point
15 is that community plan. And I think DDOT and Office
16 of Planning did the community a disservice with that
17 analysis, and it needs to go back, because there was
18 no discussion with the community on the real impact
19 of taking those properties out of the community, our
20 out of the campus plan. It should not be done.

21 I support the project but not taking out of
22 the community, the campus plan. I thank you.

23 CHAIRPERSON HOOD: Thank you. If you can
24 hold your seat we might have some questions. Next.

25 MR. FIDLER: Good evening, Commissioners. My

1 name is Eric Fidler. I live across the street from
2 Howard University for eight years. I actually bought
3 my house from Howard University, and I've been
4 working not hem on their campus plan before, and I
5 again commend Ms. Bennett's outreach. It's been very
6 thorough and outstanding as usual.

7 However, I do have a bit of a disagreement
8 with the university on how it has not addressed two
9 vacant and dilapidated properties inside LeDroit
10 Park. I'm talking about the Mary Church Terrell
11 House at 326 T Street, and the Walter Washington
12 House at 48 T Street.

13 Now, this has come up over the years and
14 Howard has made, over the past few decades, good
15 efforts to repair houses that it owned in the
16 neighborhood, or sell them so they can be houses
17 again. These two, however, are among the last two
18 remaining eyesores in our entire neighborhood. And
19 in fact, in a community meeting on February 26th,
20 2015, community leaders, the Civic Association
21 president, vice president, the ANC commissioner, we
22 all met with Dr. Frederick, and he said within six
23 months we will start construction to repair the
24 Terrell House, which mind you right now is in
25 dilapidated shape. It doesn't have windows. It has

1 plywood over where the windows are. There's a big
2 chain link fence around it. Well, that was in 2015.

3 So, unfortunately, I would like to take Dr.
4 Frederick's word, but I don't want to be fooled
5 twice. So, I would hope into your order that you
6 make approval contingent on them repairing the
7 Terrell House, which is vacant and blighted. And the
8 Walter Washington House, which receives complaints
9 because honestly the main issue there is that it's
10 vacant, but also the paint is chipping, and there are
11 a few other exterior issues.

12 And here we have a case where the university
13 is looking to generate a pretty good income stream
14 with ground leases that they say are capitalized,
15 which means that the lease payments are being paid
16 all up front at once. And I'm thinking, well, you
17 still have these two properties in our neighborhood.
18 The last two run down properties are owned by the
19 University. I think it's about time that if you're
20 receiving, you know, if you want to have this
21 property removed from the campus plan for your
22 benefit, that you also renovate these last two
23 properties in the neighborhood. At least renovate
24 the exterior.

25 The university is going to say that, well,

1 they want to talk with the community and look at what
2 to do with the properties and maybe turn it into
3 this, and maybe turn it into that, and maybe Mayor
4 Bowser will want to live in the house, or maybe some
5 fraternity will want to rent it. That's all very
6 speculative. I think that the compromise is to say,
7 at least fix up the exterior of these two buildings,
8 and that will cost a lot less. That's something that
9 can be done right away. One of them is actually on
10 the National Register, so no matter what the eventual
11 use is, the exterior won't really change.

12 So, I hope you put it into the order that
13 they must repair both of these houses in Historic
14 LeDroit Park.

15 CHAIRPERSON HOOD: Thank you. Next.

16 MS. POWELL: Hi. I'm Evanna Powell. A
17 Howard Alum, one of 70,000 U.S. and worldwide alums,
18 one of 9,000 D.C. area alums, and one of 200 D.C.
19 Club alums.

20 I speculate only 10 members of the D.C. Club,
21 20 members of the D.C. Area Club, and 20 of the U.S.
22 and worldwide alums had notice of this plan to amend
23 the campus plan. My concerns are there was no
24 adequate notice to alums, parties with vested
25 interest in the plan to amend. The properties listed

1 are not adequately described. So, the number of
2 properties and their values can be determined.

3 For example, the first property on the list,
4 Effingham Apartments, this Georgia Avenue as the
5 address for lots 833, 834, and 835, when the D.C.
6 recorder of deeds office lists those properties at
7 the first one has a Fairmont Street address. The
8 second one has a Girard Street address. And the
9 other one has a Fairmont Street address.

10 The total university expenses are not
11 adequately described to determine whether amending is
12 required. Michael Mash (phonetic), CFO and Treasurer
13 has oversight of disposing, acquiring, developing,
14 and leasing Howard's property. Since he was
15 appointed in 2015, what is his relationship to the
16 people and the corporations interested in the
17 property that will be removed from the campus plan.
18 In short, the plan lacks transparency and should not
19 move forward until there is more transparency.

20 CHAIRPERSON HOOD: Okay. Thank you. Next.

21 MR. BRADY: Hi. My name is Francisco Brady.
22 I'm a Howard University alumni, and Columbia Heights
23 resident.

24 I'm here to oppose the changes to the campus
25 plan. I think removing the properties is a bad idea

1 for the university itself. I'm aware of no
2 university that has -- well, that has ever acted to
3 remove properties from their, you know, from their, I
4 guess it's just, not ownership but actually taking
5 universities out of the campus plan so that they can
6 be taken advantage of and capitalized by private
7 interests in the services of a short-term cash
8 infusion.

9 It seems to me that the university is placing
10 short-term, I guess liquidity issues over long-term
11 growth and sustainability, both for students and for
12 its place in the neighborhood.

13 I think that that's pretty much my point.
14 Yeah. Thank you.

15 CHAIRPERSON HOOD: Right. Thank you. Any
16 questions up here? Okay. Does the applicant have
17 any -- Ms. Giordano. Okay. Does the applicant, you
18 have any cross?

19 I'm going to -- young lady, do you have your
20 testimony? Do we have your testimony?

21 MS. POWELL: It's not in submission form, but
22 I can get it to you.

23 CHAIRPERSON HOOD: That's okay. If we could
24 just -- is that the only copy you have? We'll make a
25 copy because I want to review some of that. I'm sure

1 we want to look at that. And we appreciate
2 everyone's testimony and we will look at putting some
3 things in the order. I think that's what we want to
4 do anyway. You heard from those who were in support,
5 of why they were in support.

6 Now I'm going to go to my friend, Mr. Brown.
7 Mr. Brown, I want to -- and I understand what you're
8 saying, and you are exactly right. And I know
9 exactly what you're saying. And when I mentioned the
10 issue with Ms. Chay, that was some of the concerns
11 she had, even though it was another -- she doesn't
12 represent you or me. But the issue was, I had to
13 deal with it and that was why we put that in place.
14 I'm not sure what the exact language was.

15 Ms. Steingasser, do you know what it -- I
16 know it was commercial use outside the boundaries.

17 MS. STEINGASSER: It requires that a use by a
18 university in what was then the C-2-A, the MU-4, it
19 would be applicable to the MU-4 property, that is not
20 otherwise permitted in that zone, would be required
21 to have a special exception through a public hearing
22 process in front of the Zoning Commission. So, if a
23 university bought a small piece of commercial
24 property, as was the case in another university, and
25 they wanted to use it for university purposes, such

1 as mail sorting facility or industrial storage, those
2 uses wouldn't be permitted by right in a C-2-A Zone.
3 A university use is permitted by right, but the uses
4 in particular were not.

5 So, it was determined that they would require
6 special exception.

7 CHAIRPERSON HOOD: So, that would not solve
8 what I was thinking with Mr. Brannum's concern?

9 MS. STEINGASSER: The concerns that I'm
10 hearing are what if the property goes back into
11 university use. And if that's the case, based on the
12 zone categories of these properties, they would need
13 to come back, and put the properties back into a
14 campus plan. So, the campus plan boundaries, again,
15 they get to the issue of use, not ownership.

16 CHAIRPERSON HOOD: Right. Use. Right.
17 Okay.

18 I don't think that -- yeah, that doesn't get
19 to -- yeah, I know. That didn't get to where you
20 were. And you're not -- and you have some other
21 advocates who kind of go along with what the
22 university has agreed to put in the order. You're
23 not comfortable with that either.

24 And I understand Ms. Bennett may move on with
25 her expertise and her good record and Dr. Frederick

1 may move on with his expertise and his good record,
2 and then you have some others who will come in. But
3 it's still in our zoning order. And it may be a
4 fight, but it's still in our order.

5 MR. BROWN: I just -- with the leave of the
6 Chair, I understand that and but it's still -- it's
7 basically similar to a voluntary agreement. You
8 know, well, what this would be. You know, taking out
9 the campus plan removes protection, cover, you know.
10 You know, love between the community, the university,
11 and the Zoning Commission. You know, I want to
12 maintain that relationship. If it's removed from the
13 campus plan, my relationship becomes elementary.

14 And I just think that to strengthen, to
15 maintain the strength in that relationship and that
16 commitment, that it should be -- require -- doesn't
17 that necessarily need to come out of the campus plan
18 for the university to do what it needs to do?

19 Let's be clear. The university wants to move
20 these out of the campus plan because the developers
21 won't give up any money and don't want to come to the
22 community. That's why it's requested to come out of
23 the campus plan. The university can build -- has no
24 problem coming to the community and keeping it within
25 the campus plan. It's the developers that want it

1 out of the campus plan so that they, it, whomever it
2 is, won't have to.

3 And because they won't even identify
4 themselves. They don't even want to be identified
5 today. And I can't believe that the university has
6 gone this far in its plan and doesn't have a
7 developer. Doesn't have a developer.

8 The developer doesn't want to be known right
9 now until it has no requirement to go and sit down
10 with the community. That's my problem.

11 CHAIRPERSON HOOD: Okay. All right. Any
12 other questions up here?

13 All right. Thank you all very much. We
14 appreciate it.

15 Undecided. What did I say, undecided? Is it
16 undeclared, undecided? What's the difference?

17 MS. SCHELLIN: Undeclared.

18 CHAIRPERSON HOOD: Undeclared. Okay.
19 Undeclared. This is a new one.

20 Okay. So, any other undeclared?

21 MS. IMANI-SPENCER: Yes, sir.

22 CHAIRPERSON HOOD: Yeah. Let me see if we
23 have any others. Any others? Okay. So, we'll end
24 with you three. You may begin.

25 MS. IMANI-SPENCER: Good evening. My name is

1 Alexa Imani-Spencer. I'm a junior journalism major
2 Afro/American studies minor at Howard University.
3 And I'm here this evening to express the frustration
4 in this project on behalf of the student body.

5 Recently, we found out about this public
6 hearing while moving out of our dorm rooms. The only
7 notification we got of this proposed plan was by
8 seeing signs hanging up. A green, neon green signs
9 hanging up in the windows of our dorm rooms. And
10 those of us that did find out about it, we made sure
11 to get here to represent the student body, like I
12 mentioned.

13 For those of you that don't know, Lucy Diggs
14 Slowe, which she's the namesake of one of the halls,
15 she was one of the founding members of Alpha Kappa
16 Alpha Sorority, Incorporated. She was the first
17 African/American woman to win a major sports title,
18 and she served as the first Dean of Women for Howard
19 University. George Washington Carver, who was also a
20 namesake of one of the halls that are planned to be
21 extracted from our university, was born into slavery
22 and later became a scientist, chemist, and an
23 inventor.

24 And, I have a question. For one, I really
25 want to know in this plan, is there a plan to keep

1 these halls named Carver Hall and Slowe Hall, because
2 that's very important, as students, as people of
3 African descent in America, it is our duty to uphold
4 the mission and the pride of our ancestors, and so I
5 wanted to know if these halls are going to be
6 occupied by people that don't -- that aren't
7 necessarily as closely related to the mission of our
8 ancestors. Will their names still be honored in
9 that?

10 And on behalf of the student body, we would
11 like to request some sort of involvement in the
12 changes that are going proposed to be made to our
13 university, if this is approved. Thank you.

14 CHAIRPERSON HOOD: Thank you. Next.

15 MS. MCKENNEY: Hello. My name is --

16 CHAIRPERSON HOOD: Is it lit up?

17 MS. MCKENNEY: Okay. Hi. My name is Alexis
18 McKenney and I am a Senior Political Science major at
19 Howard University, and I'm also here with my
20 classmates to advocate on the students' behalf. I
21 want to kind of reiterate what Alexa was saying. We
22 weren't notified of this meeting, of this zoning
23 proposal, until one of our class mates posted it in a
24 group meme, or an app that we use to communicate, on
25 April 28th. And I think the location, and even the

1 time of this meeting, is very inconsiderate of
2 student needs. We were moved out of campus this
3 weekend. So, no one was here to be a part of this
4 meeting to get more information about the zoning
5 proposal. And also, it's being held up off campus,
6 which is also really inaccessible, not only to
7 students, but community members who may not have
8 transportation to these kinds of meetings.

9 So, because of our lack of preparedness, or
10 time to prepare, we don't have anything written, but
11 I did want to respond to some of the things brought
12 up by the Howard council.

13 Again, we want to request that Howard
14 students have partner status. We didn't have time to
15 fill out that form, which I saw this morning. So, we
16 would like that to be a part of this hearing. And
17 also, an extension of time for this decision so that
18 we can understand it fully, what this plan entails.

19 So, first with the housing, I know it was
20 brought up that it would be about 30 percent
21 affordable housing. The AMI in D.C. I think is
22 measured against 80,000 per year, which is the median
23 income. Thirty percent of that is 24,000. The
24 poverty threshold in D.C. is 24,000.

25 So people who are living in poverty will not

1 be able to afford these houses. People who are
2 living on Georgia Avenue, won't be able to afford
3 these houses. So, our question is, how do we
4 incorporate, like the gentleman said, D.C. residents,
5 black D.C. residents, into these plans.

6 Also, with student housing. It was told to
7 me by one of the people who are representing Howard
8 that a survey was -- it was put out to students. I
9 never saw this survey, saying that there was no
10 demand for housing. There is a big, big, big, big
11 demand for housing on campus.

12 Students are being displaced. We're made to
13 live off campus. Housing is already expensive on
14 campus, and this plan would just further perpetuate
15 that problem.

16 Also, parking is a large problem. They
17 talked about the demand being lowered. That's
18 because we are forced. The rate for parking on
19 campus was raised so that students who had cars
20 really couldn't afford it.

21 Let's see. Yeah, so there would be student
22 displacement from this plan, as well as community
23 displacement. We know that there are some
24 commissions, representatives, and neighborhood groups
25 represented, but I really would like to ask who these

1 groups are representing. Are they representing D.C.
2 natives? Are they representing black D.C. natives
3 who will be affected by this plan, as well as Howard
4 students, because we were not seeked for our input in
5 this decision. Thank you.

6 CHAIRPERSON HOOD: Thank you. Next.

7 MR. SAFFOLD: Hi. I'm Jonathan Saffold. I
8 am a former student of Howard University as of this
9 past spring. I will not be returning but I am a D.C.
10 resident. I stay on Georgia Avenue, just north of
11 Howard University, so I'm in the community.

12 Over the past year it's been troublesome to
13 me to see the change that's going around and around
14 Howard University. In this room, it's been talked
15 about a lot as revitalization or development. But in
16 all honesty, I see it as gentrification. And that's
17 what it is. It's people coming to this neighborhood
18 who can afford to be able to push the people who
19 can't afford to live in that kind of a lifestyle out
20 of the neighborhood, and they now don't have a place
21 to live. That is a big concern for me, and that's a
22 big concern for a lot of Howard students. Especially
23 as in HPCU, we are geared to serve people who are
24 marginalized and who are underrepresented in American
25 society. And most often that is people of color,

1 black people. And these are the people who are being
2 affected by this whole process.

3 So, to hear that Howard University is so
4 eager to be complicit in this process is troubling to
5 Howard students, because not only does this process
6 take away housing for students who need it, like I
7 literally have friends who I know who are in this
8 raffle system that Howard University has had to
9 implement to be able to get housing for its students,
10 while having no accountability for being able to
11 provide the full need for it.

12 Not only that, but also we are worried about
13 community members who will be affected by this. This
14 revitalization and this bringing in of new places to
15 live, we fear isn't for the community that's already
16 here. It's for the community that's being brought in
17 to D.C., that is gentrifying the area; that is making
18 it hard for the people who have tradition and legacy
19 in that neighborhood to be able to continue to live
20 comfortably with way that they want to, the way that
21 they need to.

22 As far as what we would like from this, as
23 Alexa said, we want to be able to know more about
24 this process and be able to be a part of this
25 process. I personally have a relationship, not even

1 a relationship, but I know Ms. Maybell Bennett, but
2 students generally don't know about ways that they
3 can get involved in the community through Howard
4 University. And that is a big problem for me too
5 because if we, as Howard University are in the
6 community also, we need to be a part of the community
7 and that means students need to be a part of the
8 community too.

9 And so, I think that to a large degree the
10 reason why a lot of our students aren't here, like
11 Alexa said, isn't because we don't want to be here,
12 it's because we don't know about it, we don't have
13 the opportunity to be involved in it, and we need to
14 be and we want to be. But to a large degree it feels
15 like we're being excluded for the purposes of them
16 being able to do everything that they want to do,
17 unhindered, as the man who said here before, that the
18 developers, that they have -- that they are going
19 into these relationships with, we don't even know.
20 The college hall, north college hall, south, are
21 managed by different companies outside of Howard
22 University. The people, my friends who stay in those
23 dorms have no knowledge of the companies which manage
24 them.

25 I, myself, stayed in Jewel Hall which now is

1 being managed by Corvias (phonetic), by a deal that
2 was made earlier this year. I don't know Corvias. I
3 don't have a relationship with Corvias. When
4 something goes wrong in Jewel Hall, it just stays
5 wrong because I can't call Corvias. And if I do, I
6 can't hold them accountable.

7 So, these are not necessarily the things that
8 are at the responsibility of the community, but they
9 all play a part into how things that are done in the
10 community affect Howard University students and the
11 community. And that's all I have to say.

12 MS. MCKENNEY: And could I add, on behalf of
13 the students, that we understand the situation that
14 Howard is in financially. We are not ignoring that.
15 We know that it has to continue to exist as an
16 institution in its importance, and we only ask that
17 we be involved in that decision making and the
18 process that goes towards that, and ask that you all
19 help make that a reality for us.

20 CHAIRPERSON HOOD: Thank you. Next.

21 MS. JENKINS: My name is Anice Jenkins. I
22 love in the area. I'm a Howard alum, and also I'm in
23 5E, ANC 5E, and I think it's very crucial that Howard
24 does not be reduced to playing a role in this tale of
25 two cities, where we have people being displaced

1 every day.

2 I live on 4th Street Northwest, and I think I
3 might have one neighbor who is left who has not been
4 displaced because of high real estate taxes or people
5 being moved in and people having to leave or being
6 moved out. I think this is really very troublesome
7 that Howard will be doing a partnership with
8 developers.

9 The goal of a developer is to make money.
10 It's not to protect the reputation of Howard
11 University at all. I think it's very important that
12 Howard is protected from exploitation and I would not
13 know about this hearing if it was not for my
14 relationship with one of the alums of Howard
15 University.

16 This has to be protected. I don't agree with
17 taking this out of the campus plan. The campus plan
18 should protect the university from exploitation, and
19 I believe that developers will exploit this
20 situation, just as it has done over the last I would
21 say 15 years, within my community. Within my
22 community.

23 Okay. Thank you. Thank you for this
24 opportunity and I really support the students, and I
25 support the fact that they want to be, and should be

1 involved.

2 CHAIRPERSON HOOD: Okay. Thank you. Next.

3 MR. JOHNSON: My name is Campbell Johnson
4 III. I'm a native Washingtonian, third-generation
5 Washingtonian, and I went to the public schools here,
6 went to West Point thereafter, and then University of
7 Pennsylvania, the Wharton School, and I have an MBA
8 in finance from the Wharton School.

9 My grandfather went to Howard University. He
10 was an early graduate. He and his fraternity
11 brothers and my fraternity brothers went down when
12 World War I was declared and were in the first group
13 of colored troops who became officers in the U.S.
14 Army.

15 He was an undergrad graduate from the law
16 school. He graduated -- and he also graduated from
17 the law school. He received the first Spingard Award
18 (phonetic). He started the ROTC at Howard, and also
19 stopped the riots after World War I, that came down
20 7th Street and were going up Florida Avenue.

21 He talked religion and military science and
22 tactics. My mother was a graduate of Howard
23 University, Magna Cum Laude in Music, and she also
24 graduated from the law school that I helped put her
25 through law school. One of her brothers was an Md.

1 Who graduated from Howard University. Her other
2 brother also graduated from Howard in education and
3 then later became a counselor in the D.C. Public
4 Schools.

5 My father was a student at Howard for a
6 period of time. But in recent years, when I have
7 looked upon Howard, I see that it's lost its sense of
8 mission. It's sense of mission. The small business
9 development center there, I don't think they know
10 where they are or who they are, okay? The school of
11 social work has done some unfortunate things in terms
12 of contracting when I was vice president of the
13 development in D.C., the -- I was Chair of the
14 Community Business Center that was located on Florida
15 Avenue.

16 As I may have mentioned, I have an MBA
17 degree. I worked with Reverend Leon Sullivan, who is
18 the founder of OIC, and I was National Finance and
19 Management Developer for OIC. I had become a main
20 controller of Major Mid Atlantic Bank and EVP of
21 Executive Vice President of National Development
22 Finance Corporation.

23 Economic development to the people in the
24 Wilson building and this building in D.C. means two
25 things. Condos and co-ops. Okay? Period. End of

1 discussion. And when you do that to the people who
2 you're supposed to represent, who you're supposed to
3 support, what does that mean? Oh, the jobs that they
4 could get, they can be a sales clerk, they could be a
5 cashier, they could be a maintenance person with a
6 bucket and a mop, or they can be a security person
7 and wave people in and out of the doors as they come
8 and go from work. But you can't earn enough money to
9 live in D.C.

10 And that's how Howard has betrayed itself.
11 And Jair Lynch, worked with him long years ago when
12 we were renovating the 12th Street Y, which my
13 grandfather was also Executive Secretary of, 12th
14 Street Y, was being renovated, and it's now the
15 Thurgood Marshal Center and I remember when I was on
16 the board there, I was telling them look, if we don't
17 do something we aren't going to see people who look
18 like us in this neighborhood anymore. Guess what?
19 There ain't no people who look like me in that
20 neighborhood. Okay? Very, very few.

21 I am also chair of the Orvan Housing Alliance
22 (phonetic). And I'm founder of that. And what do we
23 do? We have -- we fight displacement of low and
24 moderate-income folks from this community. We help
25 them fight these property taxes that are outrageous.

1 Where else in this country, tell me another
2 jurisdiction in this country where you have annual
3 property reassessments? Another jurisdiction in this
4 country or Canada. International Association of
5 Assessing Officers, they don't have anybody listed
6 there. It's outrageous.

7 And the assessments that are done comparing
8 my house that my grandfather bought in 1922, that I
9 bought from my grandparent's estate, comparing that
10 to houses that were sold in the past two years.
11 Well, I don't have granite countertops in my kitchen.
12 I don't have tile floors. I don't have central air.
13 It's ridiculous. And many of the people such as this
14 young lady to my left, have been in their houses for
15 a period of time, and their houses are not slick.

16 But when you compare these to houses that
17 sold within the past two years, it's a fraud. And
18 the people in the Wilson building should be down at
19 GITMO. Okay? That's where they should be. And they
20 should be, you know, tarred and feathered and spiked
21 daily.

22 The situation, what I would like to do, I
23 would like to buy these properties, okay? And I
24 think that I could get the money together to do
25 that --

1 CHAIRPERSON HOOD: I'm going to ask you to
2 give us --

3 MR. JOHNSON: -- if we are --

4 CHAIRPERSON HOOD: I'm going to ask you to
5 give us your --

6 MR. JOHNSON: -- given an opportunity.

7 CHAIRPERSON HOOD: I'm going to ask you to
8 give us your closing thought, because I've let you go
9 way over your time. So, I'm going to ask you to give
10 us your closing thought.

11 MR. JOHNSON: Well, I mean, with the period
12 of time that I've lived in D.C. and the people that I
13 represent, the hundreds of people that I represent, I
14 think that -- and the people who are here, who are
15 terribly unprepared, not because they want to be
16 unprepared, but I think that you need to have
17 additional time, you need to maybe put a pause on
18 this hearing and reconvene it at another time after
19 proper notice is given, and people able to properly
20 respond, and not just properly respond to have
21 something to say at the hearing, but to maybe be able
22 to get some funds together to where the community can
23 do something that's going to be helpful for this
24 community to keep it here and not push us out into
25 Maryland and Virginia.

1 CHAIRPERSON HOOD: Okay. Thank you.

2 MR. JOHNSON: Okay?

3 CHAIRPERSON HOOD: Thank you, very much.

4 MR. JOHNSON: [Speaking off microphone.]

5 CHAIRPERSON HOOD: Okay.

6 MR. JOHNSON: [Speaking off microphone.]

7 CHAIRPERSON HOOD: Okay. Thank you very
8 much. We've heard you.

9 MR. JOHNSON: [Speaking off microphone.]

10 CHAIRPERSON HOOD: We've heard you. Thank
11 you.

12 Okay, Commissioners, any questions of this --

13 MR. JOHNSON: [Speaking off microphone.]

14 CHAIRPERSON HOOD: Sir, we've heard you.

15 MR. JOHNSON: [Speaking off microphone.]

16 CHAIRPERSON HOOD: Sir, we heard you.

17 MR. JOHNSON: [Speaking off microphone.]

18 CHAIRPERSON HOOD: It's okay. Anyway,
19 Commissioners, any questions of this panel?

20 Let me just say to the --

21 MR. JOHNSON: [Speaking off microphone.]

22 CHAIRPERSON HOOD: Can I talk to the students
23 please?

24 MR. JOHNSON: Sure.

25 CHAIRPERSON HOOD: Thank you. Let me just

1 say this, I think you bring up some very valuable
2 points. I forgot your name, the young lady first, of
3 changing the names. That's one of the things I'm
4 going to be asking, Ms. Bennett, of some of those
5 names. What is the plan for that going forward.

6 Now, somebody said they saw a green neon
7 signs. So, Ms. Schellin, we know that that's
8 working. How long --

9 MS. IMANI-SPENCER: Just barely.

10 CHAIRPERSON HOOD: Just barely?

11 MS. IMANI-SPENCER: Yeah, because the time
12 frame in which we were aware of those signs was right
13 before exam season. So, no one was really able to
14 pay attention, and by the time that we'd seen them we
15 were kind of just, with questions, and no one to go
16 to them with.

17 CHAIRPERSON HOOD: I'll follow Ms. Bennett,
18 and others, I'm sorry. I know the president had to
19 leave and I'm sorry I didn't hear you all's
20 testimony. I think it's very important, and we'll
21 see where we go from there. Okay?

22 MS. IMANI-SPENCER: And I think part of it is
23 that we have met resistance from the administration
24 and becoming more involved in these types of things,
25 and so that's why we are here, so that we can go

1 outside of our Howard University community and
2 request more autonomy and the things that affect us
3 because frankly students are tired of things
4 happening to us and being told.

5 CHAIRPERSON HOOD: I know how it is. I was
6 in school myself. So, let me ask this. Who is your
7 student government? What do you call it now? Do
8 they call it student -- what do they call it now?
9 I've been out of school for a little while.

10 MS. IMANI-SPENCER: President. So, it was
11 Allison Carpenter, who was a commissioner.

12 CHAIRPERSON HOOD: ANC Commissioner, right?

13 MS. IMANI-SPENCER: Yes. Uh-huh. Yes.

14 CHAIRPERSON HOOD: Okay.

15 MS. IMANI-SPENCER: Who is in support of us
16 as a group.

17 CHAIRPERSON HOOD: And what ANC were they in,
18 1B?

19 MS. IMANI-SPENCER: I think it was 1B.

20 CHAIRPERSON HOOD: They are in 1B?

21 MS. IMANI-SPENCER: Yeah.

22 UNIDENTIFIED SPEAKER: 1B-10.

23 CHAIRPERSON HOOD: 1B-10.

24 MS. IMANI-SPENCER: Yes.

25 CHAIRPERSON HOOD: Okay. Okay. All right.

1 Let's see if the applicant has any cross, Ms.
2 Giordano. Okay. And again, I don't see anyone here
3 from 1B. I'm going to take one more statement and
4 we're going to move on because we still have some
5 more things we need to do.

6 UNIDENTIFIED SPEAKER: I just wanted to say,
7 make the statement. I know that, Mr. Hood, you seem
8 to have a good relationship with Howard in the past,
9 and you seem to have a lot of trust with them, but I
10 just wanted to put out there that as students,
11 especially all of us that are here, we have seen that
12 Howard University has been opposite to probably the
13 way that you've seen it in a lot of ways.

14 We've seen it, like Alexa said that, it's
15 almost intentionally as if they're trying to cut us
16 out of important decision making that affects us so
17 heavily. So, I just wanted to offer that as a
18 perspective from the students.

19 CHAIRPERSON HOOD: Well, let me just give you
20 my perspective so you understand where I'm coming
21 from. This is the first time. I was appointed by
22 the late Mayor for Life, Marion Barry, to the Zoning
23 Commission in 1998. And since I've been here I have
24 never had anyone in opposition, that I can recall, of
25 any Howard University case. Now remember, I've seen

1 more across the city. It's just not Howard. I do
2 George Washington, Georgetown, Catholic University,
3 American University, Trinity College, I've seen it
4 all and I've always seen, in my years of experience,
5 a lot of -- so, I'll put that in perspective of
6 tonight, this being my first time ever since 1990 --
7 since I've been here, of seeing -- it may have been
8 one in one case that I can remember. But we're
9 talking about almost 20 years, and this is my first
10 time.

11 So, that's where I get my perspective from.
12 My perception, and the things I've dealt with, and my
13 track record, becomes a reality to me, just like your
14 perception becomes your reality.

15 So, while I respect exactly what you're
16 saying, this is my first time and I tell everybody
17 all the time down here, the different things that we
18 do. My first time, nothing never goes unnoticed
19 because there's always a first time. And this is my
20 first time. Okay? So, that's what -- they have a
21 track record of what I've seen from the residents of
22 this city when it comes down.

23 I too have served as a president of a civic
24 association and been very involved in the community.
25 So, I understand.

1 So, anyway, I want to get to Ms. Bennett, and
2 to the Howard University folks, I have a few
3 questions after hearing you all's testimony. Okay?
4 So, thank you all very much.

5 Okay. Now I'll ask the applicant to come
6 back up. And my colleagues as well, I don't know if
7 you've ever recalled anyone in opposition of a Howard
8 University case, and maybe you all remember, but I
9 sure don't.

10 But let me say this, Ms. Giordano and Ms.
11 Bennett. I'm going to go to you all and Mr. Freeman
12 and others. Let me ask this question. You've heard
13 from the students. You've heard -- and I know in the
14 past you've always done a great job as far as
15 facilitating and letting the community know what's
16 going on. And you've heard some of the concerns of
17 Mr. Brown and others. What is your response?

18 MS. GIORDANO: Why don't I start first, and
19 just kind of identify some of the issues --

20 CHAIRPERSON HOOD: Let me just preface that.
21 I'm asking you for your response, but I have a
22 response for you. But, you can go ahead.

23 MS. GIORDANO: Okay. Just to start out with
24 the student issue. And I think that maybe this is
25 the first time we've heard a lot of this too, and we

1 can't support a delay in a decision in this case this
2 evening. As the students said, they're leaving so I
3 don't know how much delay they're talking about, but
4 probably until they come back.

5 But, it's imperative that we get a timely
6 decision. The university is basically counting on
7 that decision in order to complete some of the deals.
8 And I think the president spoke to that directly as
9 well. So, timing is critical for us. But we are
10 coming back in two years with a new campus plan. And
11 perhaps Ms. Bennett can comment on ways that we can
12 include the students in that process.

13 I'm sure that, you know, she's happy to take
14 on an additional outreach responsibility here or Mr.
15 Freeman is also indicated that his office can staff
16 that. So --

17 MR. FREEMAN: I will fund Ms. Maybelle's
18 efforts in that case. I'm serious.

19 MS. GIORDANO: So, I think that clearly there
20 is an opportunity there. There is a two-year process
21 up until -- I'm sorry, up until that two years where
22 we come back for a lot of dialog and maybe Ms.
23 Bennett has some ideas about that already.

24 As far as the comments about the Walter
25 Washington House, Mary Church Terrell House, I know

1 funding has been an issue there, and a handicap to
2 the university's efforts. But I believe Mr. Freeman
3 indicated that they will come back with the update
4 and have shown some progress with respect to those
5 properties at that time.

6 CHAIRPERSON HOOD: So, you're talking about a
7 two-year timeframe?

8 MS. GIORDANO: Yes.

9 CHAIRPERSON HOOD: That's off the table for
10 me. Okay? So, let's take that off the table right
11 now.

12 Maybe I better go to Ms. Bennett.

13 MS. GIORDANO: Okay.

14 CHAIRPERSON HOOD: Ms. Bennett, why don't you
15 just tell me.

16 MS. GIORDANO: She might have a better
17 answer.

18 CHAIRPERSON HOOD: Yeah, yeah, because I
19 don't really -- no offense, Ms. Giordano, I've been
20 knowing you a long time but I don't really like that
21 answer. Maybe my colleagues do, but I don't.

22 Ms. Bennett, let's see, what can we do to --
23 and I know that the students don't come back until --
24 when do they come back to school? August. Yeah.
25 I'm not saying August. We have some that are still

1 here. Maybe we can, you know, because you're good
2 about doing -- maybe some of you can set up something
3 this week. That's the kind of time frame I'm going
4 to try to have a conversation with them, because
5 obviously they feel like they've been left out of the
6 process.

7 MS. BENNETT: Uh-huh.

8 CHAIRPERSON HOOD: But to be told something
9 two years, then I would be neglecting my job because
10 I have not got fully input. So, Ms. Bennett, if you
11 can help me with that?

12 MS. BENNETT: Well, let me see what I can do.
13 We have, as I mentioned before, a Community Advisory
14 Committee. And on that committee, we always have the
15 hues of leadership. We send out announcements about
16 our CAC meetings all the time. And there are times
17 when our students respond. Allison Carpenter came to
18 some --

19 CHAIRPERSON HOOD: That's the student
20 representative?

21 MS. BENNETT: -- Amanda Bonham (phonetic)
22 came to some. But what usually happens is shortly
23 after they are elected, they come to maybe the first
24 meeting in the fall, and then our students get
25 involved in doing what students do, writing papers

1 and going to class, and those kinds of things, and
2 their attendance drops off. Back in the day there
3 were students who not only sought ANC elections and
4 got elected, especially to ANC 1B-10 where Drew Hall
5 is, but they stayed involved throughout the year.

6 There are students who just tend not to do
7 that, and so that would have been the first way that
8 they could get involved and stay involved.

9 I think we could probably do more to reach
10 out to them, and have them involved. Particularly
11 when we have cases like this. So, I'm committed to
12 trying to reach out to them when they are willing to
13 work with us.

14 CHAIRPERSON HOOD: Okay.

15 MS. BENNETT: Certainly.

16 CHAIRPERSON HOOD: Ms. Bennett, and you know,
17 and you heard the gentleman, I say the praise I was
18 giving Howard. So, I know we can do this, but I'm
19 just not into a two-year timeframe of -- because
20 everybody is going to be graduated, hopefully, by
21 then. But I think we can do something sooner than
22 later.

23 MS. GIORDANO: I wasn't suggesting that we
24 wait two years. I was just suggesting --

25 CHAIRPERSON HOOD: Oh, that's what I thought

1 I heard.

2 MS. GIORDANO: No. We're coming back in two
3 years. I was saying that we can involve them in the
4 new campus plan planning process.

5 MS. BENNETT: Right. And we have involved
6 students in previous campus plan process. And with
7 the campus plan of 2011 that I helped to manage, we
8 had a university wide steering committee, which had
9 students, both undergraduate and graduate students,
10 involved. So, that is a part of the process. I'm
11 not saying we couldn't do better at reaching out to
12 them, but that's what we did then --

13 CHAIRPERSON HOOD: Well, let me ask this --

14 MS. BENNETT: -- but we can do the same thing
15 with the upcoming plan.

16 CHAIRPERSON HOOD: We have two current
17 workers who are here tonight, students, who are here
18 tonight, who you can have a discussion, and we can
19 put them to work to help tell their other student,
20 fellow students about what's going on. Maybe they
21 just have not been explained, and I may be wrong, of
22 what's going to be going -- like the young lady
23 mentioned about the names that may go away. Has
24 there been any consideration of preserving those
25 names? Those names are very important. I know

1 Tuskegee University has some of those names, when you
2 talk about George Carver and others. So, we want to
3 make sure, also, I think that folks empowered, the
4 students empowered of what they've been taught.

5 MS. BENNETT: Yes.

6 CHAIRPERSON HOOD: It's coming through the
7 system, want to preserve those names because our
8 legacy and stuff gets lost. So, where are we with
9 that, because I think that's very important?

10 MS. BENNETT: That came up the other night,
11 too.

12 MR. WILLIAMS: Yeah, in fact, it did.

13 MS. BENNETT: In Bloomingdale.

14 MR. WILLIAMS: Uh-huh. Yeah. And so, the
15 university does plan on the majority of the
16 properties that we're extracting from the campus
17 plan, to incorporate, you know, plaques and different
18 elements memorializing the history that occurred on
19 those sites relevant to the university.

20 So, with respect to naming of the buildings
21 themselves, for example, Slowe and Carver, which have
22 those namesakes, we are currently in conversations.
23 The plaque is definitely something that is on the
24 table, but the question of maintaining the name, you
25 know, the Slowe or Carver Apartments, for example,

1 that's something that we can certainly engage with
2 the developer about.

3 CHAIRPERSON HOOD: Let's try to. Let me just
4 say this. I know about plaques, the one at Rhode
5 Island Avenue.

6 MR. WILLIAMS: Uh-huh.

7 CHAIRPERSON HOOD: The one at Rhode Island
8 Avenue, I actually insisted, when that development
9 was done, and I'm probably the only one that knows
10 where the plaque is.

11 MR. WILLIAMS: Uh-huh.

12 CHAIRPERSON HOOD: So, let's see what we can
13 do to make that work. Okay? And I'm not being hard
14 on Howard. This is the first time I've had to do
15 this to Howard, but I can tell you, I think it's very
16 important, though. And I know, the reason I'm doing
17 this, because I know that Ms. Bennett and Mr.
18 Freeman, and your name again, sir?

19 MR. WILLIAMS: Mr. Niec-Williams.

20 CHAIRPERSON HOOD: Mr. Niec --

21 MR. WILLIAMS: You can call me Derek.

22 CHAIRPERSON HOOD: And, Derek, I know you all
23 can make it work. Okay? We have two students who
24 are here tonight. I'm not saying everybody is going
25 to hold hands, but they need to be informed. So, Ms.

1 Bennett, if you could do that?

2 And, Ms. Giordano, forgive me if I thought
3 you were talking about two years from now, we can --
4 but as what I've heard up here just a few minutes
5 ago, we need to engage them now. Okay? All right.
6 And I'm sorry I'm taking all this time but I think
7 this is very important. Okay. All right.

8 MS. GIORDANO: If I could also respond to a
9 couple other points?

10 There was an issue regarding the developers
11 not being known, and the issue of diversity in the
12 community. And I think the conditions that we've
13 proposed speak to both of those issues. The
14 condition is not that necessarily the university is
15 going to come back with any plans on the extraction
16 of properties, but the university with their
17 development partners.

18 We specifically called out the university
19 because that's the only thing that you know, you
20 really have control over here, is the university.
21 But the intention is that they're going to come with
22 their development partners, and that's the way the
23 condition is written. It's just proprietary
24 information at this point.

25 CHAIRPERSON HOOD: I understand when you're

1 in negotiation, I understand how that works.

2 MS. GIORDANO: Okay.

3 CHAIRPERSON HOOD: So, that's not a major
4 issue for me.

5 MS. GIORDANO: And then on the diversity
6 issue, that was the whole point of the condition
7 regarding affordable housing. That's something
8 Howard doesn't have to do, but they have agreed to do
9 in order to address the community concern, and also
10 their own concern on that issue.

11 CHAIRPERSON HOOD: Okay, Commissioner Shapiro
12 had a question.

13 MS. BENNETT: I did want to make one other
14 comment if I may? One of the comments that Mr.
15 Brannum made having to do with whether or not there
16 had been a full presentation before ANC 5E, and ANC
17 1B for sure, in both places, Derek Niec-Williams put
18 on a full PowerPoint presentation for both ANCs so
19 that the subsequent conversations that we had with
20 them really focused in on what the concerns were that
21 were coming up out of those presentations. So, it
22 was not about not having them give, or having them
23 receive a full-fledged presentation in each case. We
24 always do that, and we do it not only for the ANCs
25 but we do it for the civic associations as well.

1 CHAIRPERSON HOOD: Great. Mr. Brown. Mr.
2 Brown, now, I've been in the Post once this week, so
3 let's -- you and I been friends too long. Okay.
4 Commissioner Shapiro.

5 MR. SHAPIRO: Thank you, Mr. Chair. It's
6 just a question about process. One of the conditions
7 you've agreed to, or you intend to agree to, is
8 related to how you're going to involve the community
9 prior to submission of an application for a building
10 permit.

11 One option would be to make sure that in
12 addition to the process that you laid out, that you
13 could agree that there would be some kind of similar
14 presentation to some measure of students, alumni,
15 others, other members of the campus community.

16 You may be intending to do that already, I
17 don't know, but it's not spelled out for us and it
18 certainly, at least in my mind, addresses some of the
19 concerns that I've heard.

20 MS. GIORDANO: We can do that. We could put
21 that in a proposed order.

22 MR. SHAPIRO: Thank you.

23 MR. FREEMAN: I would just add, as part of
24 our relationships, we have room for student
25 scholarships and internships on all of our

1 relationships with developers so they can participate
2 in the value from predevelopment, all the way to
3 delivery. So, we're trying to have student
4 engagement throughout the process.

5 MR. WILLIAMS: We typically involve students
6 in pertinent fields. For example, students in the
7 School of Architecture and -- sorry, the College of
8 Architecture and Engineering, or Engineering and
9 Architecture, and site walkthroughs, and different
10 sort of lunch and learn events that are sponsored by
11 the developers and the builders that we're engaged
12 with.

13 MS. BENNETT: That's also been ongoing ever
14 since we had the new college halls, south and north,
15 we had students involved in that as well.

16 MR. WILLIAMS: And the research building.

17 MS. BENNETT: And the research building.

18 MR. WILLIAMS: As a matter of fact, interns
19 that now are currently employed in the District of
20 Columbia.

21 CHAIRPERSON HOOD: Any other questions up
22 here?

23 MR. TURNBULL: Yeah, Mr. Chair, I just have -
24 - why do you think tonight we didn't have any
25 students in support of this proposal? I mean,

1 normally when we have campus plans or projects we see
2 a bevy of students come out testifying. In fact, in
3 different Howard projects, we've had students come
4 out in support, but tonight we didn't have anybody in
5 support and I'm just wondering how that happened,
6 why?

7 MR. WILLIAMS: Yeah, I think that's --

8 MR. TURNBULL: What fell through the cracks
9 on this?

10 MR. WILLIAMS: I think that's more a question
11 of timing where, you know, we just had our
12 commencement, our graduation ceremony. So, a lot of
13 the students aren't in town anymore.

14 MR. TURNBULL: Well, but do you think that
15 that could be a problem, as far as engaging the
16 student body?

17 MR. WILLIAMS: I think that collaborating
18 with Maybelle and sort of augmenting her existing
19 processes to include faculty, staff, alumni, and
20 students would go a long way to addressing tonight's,
21 a challenge that we had. So, I think we are
22 committing to adding to her processes and I will
23 commit to add fronting from my division to her to
24 support that.

25 MR. TURNBULL: Yeah, I guess I'm just

1 troubled that --

2 MR. SHAPIRO: I would take him up on that if
3 I were you.

4 MS. BENNETT: I am. Don't you see me taking
5 notes?

6 MR. WILLIAMS: She's written it down, sir.

7 MR. TURNBULL: I guess I'm just troubled by
8 it, that I think it's unusual or we haven't had the
9 student body turnout that we've normally seen, on not
10 only Howard's projects but like we've seen in other
11 universities. So, I think that's a -- I think you've
12 got a problem there that you have to correct.

13 CHAIRPERSON HOOD: And I think we can start
14 now. I'm trying to think here. And believe it or
15 not, I listen to Howard -- I'm riding in the car, I
16 always listen to commencements. Great commencement.

17 MS. BENNETT: Uh-huh.

18 CHAIRPERSON HOOD: Just didn't follow the
19 commencement because it was a great commencement
20 exercise. But I just, I know -- the reason why I'm
21 doing this, because I know that Ms. Bennett, with the
22 two young ladies, and not the gentleman, I think he
23 said he's graduated, but he's still in the community,
24 but those two young ladies, I think a lot of it is
25 trying to get them the information. Like, I know you

1 have and I know we miss people sometimes and
2 everybody doesn't get it and they may not be engaged.
3 I'm not saying you all are not. But I thought they
4 brought up some very valid points that we need to
5 look at besides the plaque.

6 MS. BENNETT: I would agree.

7 CHAIRPERSON HOOD: Okay. So, we really need
8 to look -- trust me, we need to do something more
9 than the plaque, whatever you all can do. I'm not
10 saying change the name, but let's try to engage those
11 two, at least now. And it's about giving them the
12 information. Okay? Mr. Freeman.

13 MR. FREEMAN: As a forged former student
14 myself, I agree with your statements.

15 CHAIRPERSON HOOD: Okay. All right. So,
16 we're not going to do a two-year process and hold it
17 up until you come back. You all are here now, so we
18 can start tonight. We're going to go home, but you
19 all can start having conversations tonight, and let's
20 try to move this thing forward so we can get it done,
21 because at the end of the day it's the best interest
22 of Howard, and I can tell you, Howard is not the only
23 one that's doing this. You all are not -- you're not
24 the only university that's doing it. Money now is
25 hard and people are doing what they need to do to try

1 to, you know, get their coffers up. Okay? And I
2 understand that too.

3 As a matter of fact, the case we had before
4 was similar. Okay.

5 Anything else up here? Ms. Schellin, can we
6 come up with some dates?

7 And, Ms. Bennett, if we can work with those
8 two?

9 MS. GIORDANO: If I could just make a couple
10 of closing remarks?

11 CHAIRPERSON HOOD: Sure.

12 MS. GIORDANO: I just wanted to say that
13 basically, I sound like a broken record, but we were
14 hoping for a vote this evening. It's critical to the
15 development timeline that they have laid out. Mr.
16 Freeman can elaborate on that if need be.

17 As far as the conditions go, we can submit a
18 proposed order after the fact, and work on the
19 conditions further to include students and some of
20 the other issues that were raised here tonight. But
21 the timing of just at least getting a vote that Mr.
22 Freeman can convey to some of the development
23 partners that he's working with would be very, very
24 important.

25 CHAIRPERSON HOOD: Okay.

1 MR. FREEMAN: And then, on top of that,
2 Chairman, not only to developers, but more
3 importantly to Dr. Frederick and the Board of
4 Trustees. I work extensively with both those groups
5 and they are counting on the results of hopefully a
6 positive vote from the Commission. So, this is just
7 not a development team, it comes down from the Board
8 Chair, through Dr. Frederick, through our team.

9 CHAIRPERSON HOOD: Okay. When is our next
10 meeting?

11 MS. SCHELLIN: June 12th.

12 CHAIRPERSON HOOD: Do we have any hearings
13 next week? I probably shouldn't ask that question.

14 MS. SCHELLIN: Our meeting is the next
15 meeting.

16 CHAIRPERSON HOOD: When is our next hearing?
17 June? I've got that much time off?

18 MS. SCHELLIN: It's an off day. May 25th.

19 CHAIRPERSON HOOD: So, we have a meeting
20 coming up Monday. Well, Monday is too late. Monday
21 is not enough time.

22 What do we have -- we have something
23 Thursday?

24 MS. SCHELLIN: We do.

25 CHAIRPERSON HOOD: What do we have Thursday?

1 MS. SCHELLIN: A hearing. I'll have to stay
2 this evening so we can advertise it in order to --

3 CHAIRPERSON HOOD: I would like to do a
4 special public meeting next Thursday. Unless my
5 colleagues are in -- I think I would like to hear
6 what discussions are being had, at least getting
7 started, not that you're going to agree, between --
8 one week isn't going to hurt anybody. Okay? You
9 won't be able to tell them tomorrow, which is Friday,
10 but one week from today won't hurt whoever you're
11 doing business with. Some things that I want to
12 grapple with, some things that I'm asking Ms.
13 Giordano and them to look at, but I really want Ms.
14 Bennett to at least have a discussion, and I'd like
15 to know the status from you on that discussion.

16 MS. BENNETT: Okay.

17 CHAIRPERSON HOOD: Not that you agree, but at
18 least that they were informed. And right now, I
19 don't know where my other colleagues are, but I would
20 be willing to deal with this on next Thursday at
21 6:15.

22 MS. SCHELLIN: 6:15.

23 CHAIRPERSON HOOD: 6:00?

24 MS. SCHELLIN: What day is that?

25 CHAIRPERSON HOOD: How much time you think we

1 need, everyone? 6:00. Next Thursday at 6:00.

2 MS. SCHELLIN: Okay.

3 CHAIRPERSON HOOD: Okay. (Indiscernible) but
4 it's going to go quick. Yeah, here. It's going to
5 go quickly because we have a 6:30 hearing.

6 MS. SCHELLIN: But there's no public
7 participation.

8 CHAIRPERSON HOOD: There's no testimony, no
9 participation. Okay? All right. So, we're on the
10 same page, Ms. Giordano?

11 MS. GIORDANO: The 25th?

12 CHAIRPERSON HOOD: Hold on. You can see,
13 after the hearing, you can see Ms. Schellin and ask
14 any questions.

15 MS. BENNETT: Thursday, May 25th?

16 MS. SCHELLIN: 6:00.

17 CHAIRPERSON HOOD: 6:00.

18 MS. SCHELLIN: Right.

19 CHAIRPERSON HOOD: So --

20 MS. SCHELLIN: And the record is closed, and
21 then the submission from the applicant. Are you
22 looking for anything from the applicant?

23 CHAIRPERSON HOOD: No. Only thing I'm
24 looking for from Ms. Bennett is how the discussions
25 went, and what are we doing to rectify and making

1 sure that -- and also, what are we doing to rectify
2 making sure that the students are involved? And we
3 can start that now.

4 And you have to be able to get -- Ms.
5 Bennett, you've been told that you're going to get
6 some funding to help you assist with that, so.

7 MR. MAY: I mean, it seems to me that some
8 sort of written response and then something in the
9 modified draft order or draft order, whatever,
10 because you talk about some things that would go into
11 a draft order. I mean, is that going to be --

12 MS. GIORDANO: All right. We submitted
13 proposed conditions.

14 MR. MAY: Yeah.

15 MS. GIORDANO: I can -- we can supplement
16 that.

17 MR. MAY: You didn't supplement that. That
18 would be fine.

19 CHAIRPERSON HOOD: Okay. If you have any
20 questions you need to -- just come up right quick and
21 see Ms. Schellin and she'll convey them to me because
22 we usually don't take anything from the audience, Mr.
23 Brannum and others. I saw some people raise their
24 hand. Just tell Ms. Schellin what your questions are
25 and I'll take them.

1 I asked if we could come up and see Ms.
2 Schellin. Give Ms. Schellin your questions, she'll
3 let me know what they are, and I'll address it.

4 [Pause.]

5 CHAIRPERSON HOOD: Okay. Here's what I'm not
6 going to do. We're not going to have -- because
7 really, really, honestly -- hold on, here's what I'm
8 going to do. Honestly, we are doing this -- only
9 reason I'm holding this up is because I wanted Ms.
10 Bennett to work with the two young ladies who have
11 come down here. Some things we can deal with, some
12 things we can't. Commissioner May asked for an
13 order, so we can deal with -- and it's not a whole
14 lot of back and forth in that. We can maybe move the
15 date up and you can go online, and look at all our
16 stuff, it's public. You can go online and use IZIS,
17 and I know people don't like that word, but that's we
18 had ours before that came out. And you can look at
19 that system and you can see what documents, if
20 there's anything, what's there. It's not going to be
21 too far from the discussion we had this evening.

22 So, I just wanted the communication part to
23 get taken care of. Okay? All right?

24 [Pause.]

25 CHAIRPERSON HOOD: The young lady is asking

1 for party status. So, basically what I'm doing, I'm
2 giving you all some status now because there's no
3 party status in this case. What I'm doing is asking
4 Ms. Bennett to work with you two, because you're
5 students and I think you brought up some very valid
6 points, and that's why we're going to deal with this
7 next Thursday.

8 MS. BENNETT: Thank you. Now, I've asked my
9 assistant, Sheena Davis, to get there.

10 CHAIRPERSON HOOD: Okay. So, if you all can
11 go down there and work with Sheena.

12 MS. BENNETT: E-mails and phone numbers so
13 that we can meet within the week.

14 CHAIRPERSON HOOD: Right. Okay. All right.

15 PARTICIPANT: [Speaking off microphone.]

16 MS. SCHELLIN: Notice went out 40 days prior
17 to the hearing, at least 40 dollars -- 40 days to
18 owners within 200 feet. Plus, placards were posted
19 at least 40 days prior. So, sir, I'm not going to
20 argue --

21 CHAIRPERSON HOOD: Okay, here's what we're
22 going to do.

23 MS. SCHELLIN: -- with you.

24 CHAIRPERSON HOOD: No, you're not going to
25 argue.

1 MS. SCHELLIN: Party status has to be applied
2 for at least 14 days prior to the hearing, and you
3 didn't do that, so therefore it's too late to apply
4 for it.

5 CHAIRPERSON HOOD: Ms. Schellin, Ms.
6 Schellin, we're going to cut that off. We're going
7 to cut everything off, everything is cut off. What
8 I've asked to be done is going to be Ms. Bennett, you
9 can work with that. I know what the issues are,
10 we're going to deal with this next Thursday at 6:00.

11 Ms. Schellin, is there anything else before
12 us this evening?

13 MS. SCHELLIN: No.

14 CHAIRPERSON HOOD: Okay. So, with that,
15 anything else? We all on the same page,
16 Commissioners?

17 MR. SHAPIRO: Yes.

18 CHAIRPERSON HOOD: Okay, this hearing is
19 adjourned.

20 MS. GIORDANO: Thank you.

21 CHAIRPERSON HOOD: Thank you.

22 [Whereupon, the hearing adjourned at 9:17
23 p.m.]

24

25