On October 5, 2017, at a properly noticed public meeting and with a quorum of Commissioners present, Advisory Neighborhood Commission 1B considered provisions on the redevelopment of the extracted Slowe and Carver properties and the financing and provisions for the proposed redevelopment of the Howard Center within the campus plan and extracted properties.

The Howard University 2011 Central Campus Master Plan (HUCMP), approved by the Zoning Commission in March 2012 (ZC 11-15), was a fifteen-year plan which included new construction, major renovations, and additions to existing buildings in three phases over a period of seven years. The Campus Plan amendment enables properties that are vacant or undeveloped and are no longer needed for university uses to be leveraged for private development that would continue the revitalization that has begun on Lower Georgia Avenue area including ground floor retail or active uses, professional office space, hotel, and residential uses.

Carver Hall and Slowe Hall Extraction Properties and Parking

The buildings, George Washington Carver Hall at 211 Elm St. NW and Lucy Diggs Slowe Hall at 1919 Third St. NW, sit about two blocks east of the Howard University Hospital. They were both built in 1942 and occupied as student dorms until a 2012 Campus Master Plan called for closing them. Howard finalized a long-term ground lease with Urban Investment Partners (UIP) to redevelop the properties after introducing them to the market in March. Construction is expected to begin in early 2018.

Howard University also entered into one year renewal lease agreements with UIP for a term of up to 10 years to make available 50 parking spaces as may be adjusted based on demand for the residents of the renovated properties at the University garages located at the northeast corners of V and 5th Streets, NW and at Oakdale Place and 5th Streets, NW.

ANC1B Recommendations

1. The 50 parking spaces should be offered and assigned to residents of the Carver and Slowe properties. Any surplus parking spaces should be offered on a renewing monthly basis to residents within a two block radius.
2. While every effort should be made within the rental agreements to encourage use of the rental parking, discounted car sharing and bike share, or public transportation.
3. DDOT should apply current regulations to the awarding RPP passes consistent with any other border development.
Howard Center

The Howard Center located on the southeast corner of Bryant and Georgia Avenue, was originally slated for demolition in the Master Plan and to be replaced by a mixed use facility for Academic space, Support Facilities, Public Safety space, plus ground level retail. Howard University now proposes the Howard Center remain inside the campus plan and be redeveloped under a HU ground lease and sold for redevelopment. The redevelopment will include retail on levels 1 and 2, a lease back to HU of a to-be-developed conferencing center on levels 3 and 4, retail on levels 1 and 2, and short- to mid-term studio Housing Nexus on levels 5 through 9. Twenty to 30 units will be offered at 60% AMI. The University is projecting completion by late 2018.

Howard University is requesting ANC1B to support a DC tax exemption for financing the redevelopment LLP and continued real estate tax exemption for the ground lease property.

ANC1B Recommendations

1. The use of tax exempt bond financing enable institutions with insufficient liquidity a way to identify investors and developers for capital projects. Given the importance of this building in the lower Georgia Avenue revitalization, ANC 1B supports the tax exempt bond financing applications.

2. ANC 1B supports the Housing Nexus plan to provide housing for working adults who may also be returning to school, facility and staff housing, and independent lease. Twenty to thirty units will be provided at 60% AMI. Support of affordability mix is specific to this individual development and may not be included with redevelopment of extracted properties.

3. ANC 1B defers to the Office of the Chief Financial Officer, the Office of the Deputy Mayor for Planning and Economic Development, and the Attorney General to advise on the real estate tax exemption. It is the sense of the Commission given the ground lease and the structure being sold to an LLP for redevelopment, the DC Council may need to evaluate and seek additional input.

ANC 1B supports the following objectives and targets of the 2012 Central Campus Master Plan. Further it is the sense of the Commission that the new HU Administration will be good stewards of DC Government supported financing exemptions to expeditiously improve University facilities, extract non-performing core assets, significantly improve the University’s financial and operations management, and create a place of learning where students can begin to achieve their dreams and ambitions.

Core Objectives

- Developing high quality facilities
- Improving campus quality-of-life
- Implementing smart urban design
- Enhancing connectivity and walkability
- Preserving the legacy while striving for innovative activation of resources

Targets:

- A steady-state enrollment of 10,000 students with maximum cap of 12,000
- Housing between 60% to 70% of eligible student population on-campus existing system capacity is roughly 52%
The Chair or, as defined on the attached, as delegate of the Chair, shall be authorized to communicate these actions to and testify before any agency of the Government of the District of Columbia or the members of the Council of the District of Columbia.

ON BEHALF OF THE COMMISSION.

James A. Turner  Jon Squicciarini
Chair ANC 1B, Commissioner 1B09  Secretary ANC 1B, Commissioner 1B04

cc: Phil Mendelson, Chair, DC Council
Jeffrey DeWitt, Chief Financial Officer
Sarosh Oldapwala, Director of Real Estate
Brianne K. Nadeau, Councilmember Ward One