

## EXHIBIT – PLANNED USE

### USE AS PROPOSED IN 2020 HOWARD UNIVERSITY CENTRAL CAMPUS PLAN

Designated as Site F1 and F2 in the Howard University Central Campus Plan, these five lots represent a two-phase development for apartment-style residence halls. Lot 0951 is the site of the first phase of housing, with a second phase planned for Lots 0950, 1037, 0952, and 0953.

The U-shaped building forms maximize units with east-facing views overlooking the park and Central Campus. The ground floor, facing Sherman Avenue, will include amenities and opportunities for appropriately scaled commercial or retail spaces, enhancing accessibility and ground level activity. The proposed F1 and F2 developments are 467,645 GSF in total which would increase the FAR on the site to 3.4. Additional details from the campus plan pertaining to the sites can be found below.

New Development (F1 and F2 Apartments): 467,645 GSF

Existing Development (Harrison Building): 25,250 GSF

Total Site Area (Five Lots): 144,820 GSF



Figure 11: Proposed Campus Plan

## Apartment-Style Residences (F1, F2)

The two apartment-style residence buildings would occupy the full block with the structures set to allowable setbacks. The concept for the two multi-story facilities is to create a contemporary living learning environment that blends into the surrounding urban fabric.

The C-shaped forms maximize the number of units that would have views over the adjacent park and to the central Howard campus. Direct access from the campus to the residences is through an existing east/west walkway within the Banneker Recreation complex that acts as an extension of Howard Place and terminates at a planned plaza fronting the entrance points of both facilities.

The site has an extant combined sewer line with a nascent restrictive easement to be established along the northeastern corner, which precluded development in that area. The first floor, fronting Sherman Avenue NW, would house amenities and appropriately scaled commercial/ retail opportunities.

### Historic Preservation Considerations

The proposed Apartment-Style Residences development site is currently occupied by asphalt parking lots and a one-story utilitarian building located at 2467 Sherman Avenue NW. The existing building, constructed of concrete block, was built as

a manufacturing and office building in two phases: the western half of the building was constructed in c. 1958, and the eastern half of the building was constructed in 1959. Howard University acquired the property in 1992 and re-purposed the building as its Sculpture Studio. The building is not a designated historic resource and is not located within a historic district. The building does not appear to possess the historic or architectural significance or integrity necessary to be eligible for individual listing in the NRHP or the DC Inventory.

### Neighborhood Context & Impacts

The two residence facilities would occupy a campus site that is bordered on three sides by public uses: Banneker Park and School to the east; a DC Fire Station to the north; with Garfield Terrace Senior Housing and the Meyer Elementary School to the west. Lastly, a mixed-use retail and residential building (Trellis House) stands to the south. The proposed residential buildings would be near the University's two existing upperclassman residence halls, Howard Plaza Towers East and West, to create an upperclassman housing district on the west side of the campus core. The new residences will visually enhance that section of Sherman Avenue and will help activate the area. Parking is proposed beneath the facilities to minimize on-street parking by occupants and visitors to the proposed ground-floor retail. The two projects should positively benefit the surrounding community.

## F.2 Apartment-Style Residence Building (ASR)

Zoned RA-2

FAR 3.3

Height 90 (50' Max/90' Institutional Allowed)

Lot Occupancy 40% (60%)

Table 4.14: Apartments Site Zoning Requirements

## F.2 Apartments-Style Residence Buildings (ASR) @ 90' Height

Floors 1-4	29,170 GSF (F-1) + 26,295 GSF (F-2) Total 55,465 GSF Floor/Combined
<b>Total Floors 1-4</b>	<b>221,860 GSF (Combined)</b>
Floor 5-9	25,902 GSF (F-1) + 23,255 GSF (F-2) Total 49,157 GSF Floor/Combined
<b>Total Floor 5-9</b>	<b>245,785 GSF (Combined)</b>
1	Level of Amenities (Offices/Retail /Fitness/Common/Storage/Support, etc.)
6	Levels of Residential Units
1	Level of Basement (Not Included in Total)
2	Level of Below-Grade Structured Parking
<b>ASR TOTAL</b>	<b>467,645 GSF (GSF Does Not Include any below grade basement/parking)</b>

Table 4.15: Apartment Building Data

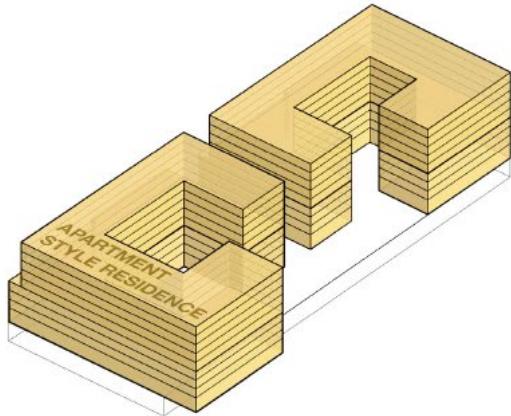


Figure 4.23: Apartment Style Residences: Massing Study

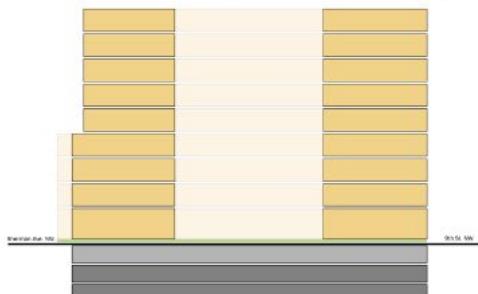


Figure 4.24: Apartment Style Residences: Programmatic Section

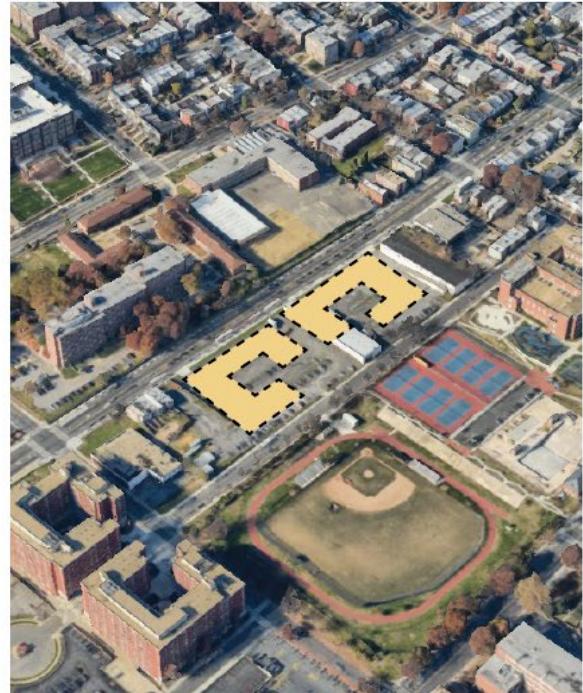


Figure 4.25: Apartment Style Residences in Context

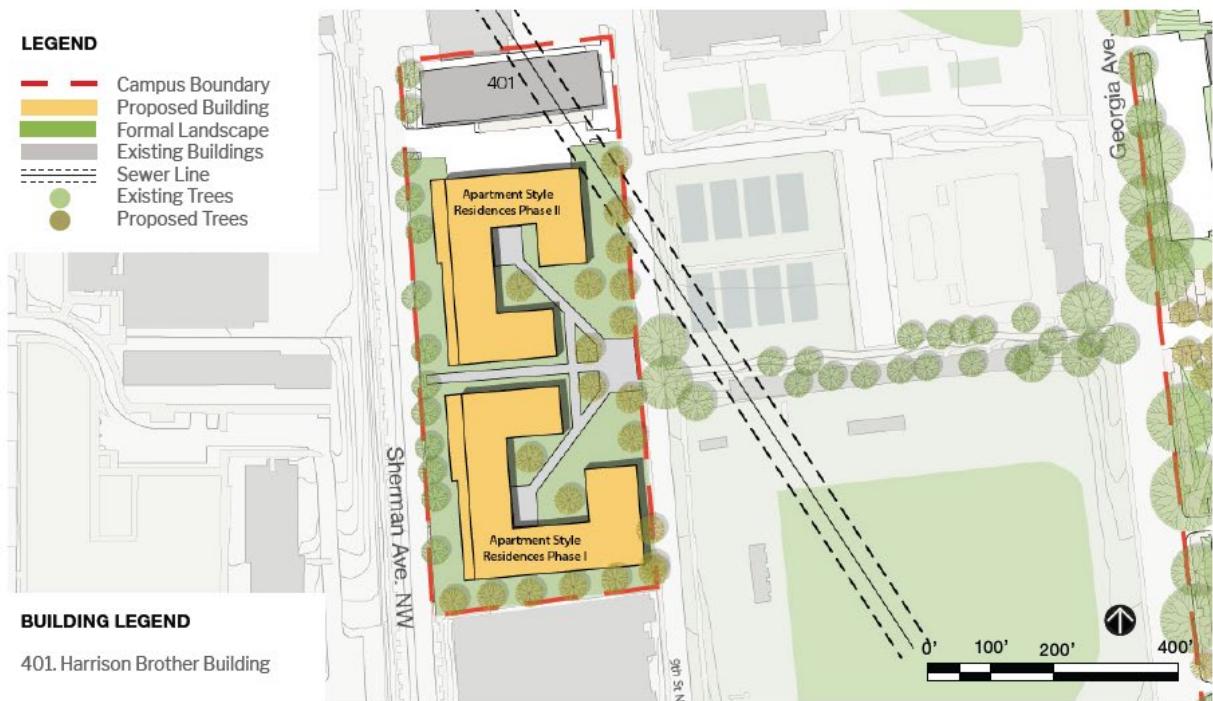


Figure 4.26: Apartment Style Residences: Plan View