



MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: ^{JLS} Jennifer Steingasser, Deputy Director, Development Review and Historic Preservation

DATE: October 11, 2019

SUBJECT: **ZC 11-15J: Modification of Consequence to amend ZC 11-15F to Extract 2112-2114 Georgia Avenue, NW from the Howard University Central Campus Master Plan (2011) Boundary.**

I. SUMMARY RECOMMENDATION

A Modification of Consequence is described in Subtitle Z § 703.3 and § 703.4 as:

703.3 For the purposes of this section, the term “modification of consequence” shall mean a modification to a contested case order or the approved plans that is neither a minor modification nor a modification of significance

703.4 Examples of modification of consequence include, but are not limited to, a proposed change to a condition in the final order, a change in position on an issue discussed by the Commission that affected its decision, or a redesign or relocation of architectural elements and open spaces from the final design approved by the Commission.

Howard University (University) requested, pursuant to Subtitle Z § 703.3 and § 703.4, a Modification of Consequence to ZC Order 11-15F (Exhibit 2A) for the extraction of 2112 and 2114 Georgia Avenue, NW (Square 2877, Lots 930 and 933) from within the approved campus plan boundary.

ZC Order No. 11-15F amended the boundary of the 2011 Howard University Central Campus Master Plan (Campus Plan), by removing specified properties from within the campus plan boundary. The removal of the properties would accommodate the University’s new priorities and real estate strategy to prioritize projects based on their potential to optimize value for the University by:

- Monetizing real estate assets;
- Enhancing student experience; and
- Reinvesting in the campus.

OP supports and recommends **approval** of the requested modification of consequence to remove 2112 and 2114 Georgia Avenue, NW from within the approved campus plan boundary.



II. ANALYSIS

The property known as the Washington Railway and Electric Company (WRECO) Garage at 2112 Georgia Avenue, NW was constructed in 1930 on a land area of 58,607 square feet. The General Baking Company Bakery (Bond Bread Factory) at 2114 Georgia Avenue, NW. was constructed in 1930 and is on 39,072 square feet of land. The properties are bounded by Georgia Avenue to the east, 8th Street to the west, a vacant building to the north and W Street to the south. Both properties are zoned MU-10.

Removing the property from the 2011 Central Campus Plan would not impact the Plan as the property/buildings were not identified as buildings to accommodate core university uses but were part of the vision for the introduction of mixed-use development along Georgia Avenue, with ground floor retail and other active uses to serve the University as well as the neighborhood.

Similar to the other properties removed from the Campus Plan boundary, the proposal would allow for the redevelopment of underutilized properties outside the campus core with non-university uses in a timely manner. The University sees this as an opportunity to leverage and maximize the strong real estate market to pursue creative redevelopment solutions to meet the university's needs.

The University has made considerable efforts over the last ten years to redevelop the properties but none of the efforts materialized. During that time, the properties were in litigation and were also designated as historic sites on the DC Historic Register. The university is now working with a new development team for the restoration and adaptive reuse of the structures for a mixed-use project.

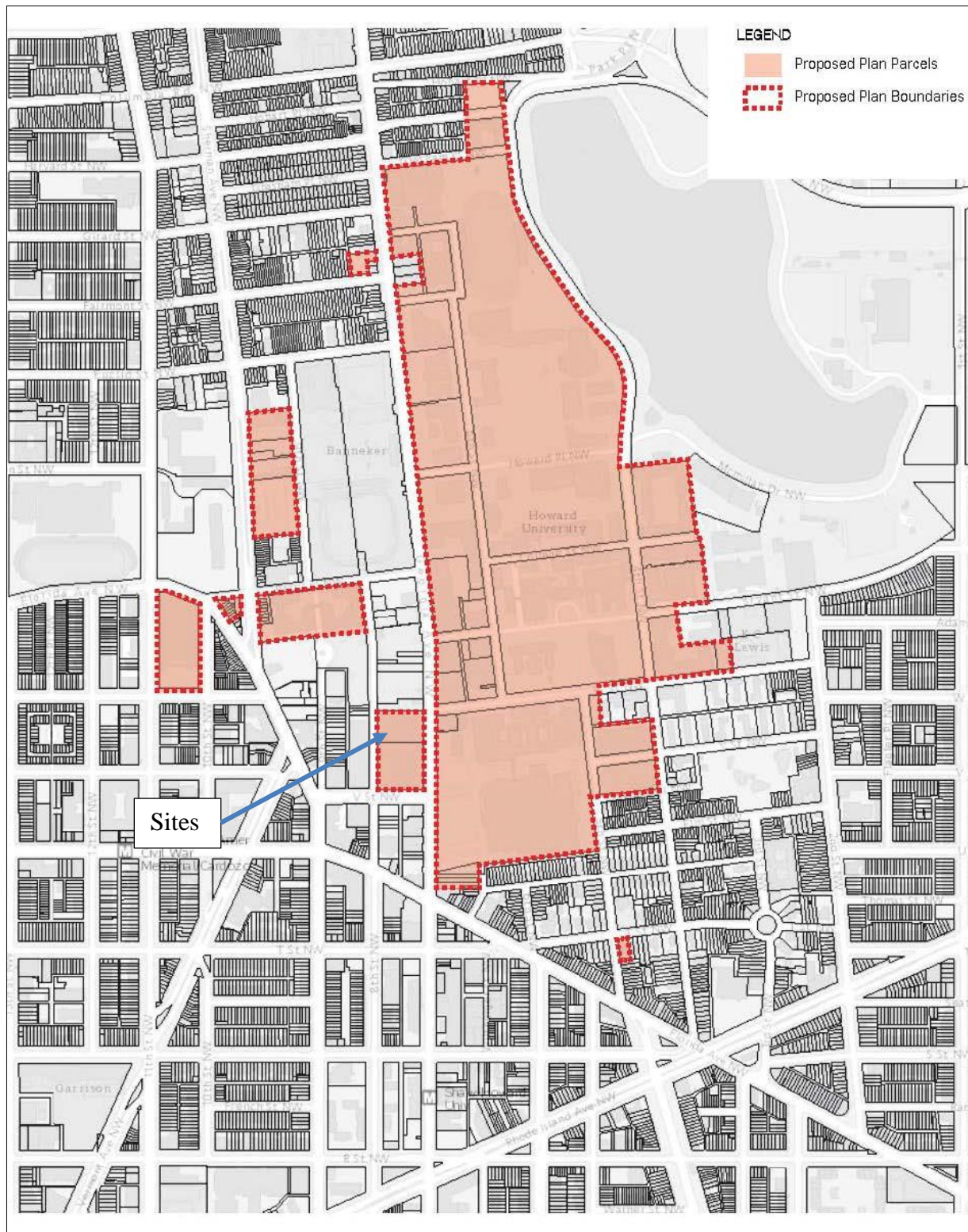
A condition of ZC Order No. 11-15F, is that the University submits the next University Campus Plan update by March 16, 2020. The University states that they are in the process of preparing the new campus plan to meet the deadline. The submission of this modification to remove the properties from the campus plan is to take advantage of the synergy and development opportunities provided by other developments taking place in the neighborhood. The modification would enable properties that are vacant 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 and residential uses.

ATTACHMENTS

Attachment 1 - Existing Campus Plan Boundary
Attachment 2 - New Campus Plan Boundary

action.

Attachment 2 --- Existing Campus Plan Boundary



Attachment 3 – Amended Campus Plan Boundary

