Section 4

Campus Development Plan

ZONING COMMISSION
District of Columbia
CASE NO.20-08
EXHIBIT NO.32B4

4.1 Planning Themes

The Central Campus Master Plan shall remain the product of a broad effort by the Howard University administration, staff, faculty, and students, various neighboring community stakeholders, several civic associations and task forces, and the Advisory Neighborhood Commissions (ANC) 1B. The purpose of the Campus Plan is to create a dynamic, achievable, and flexible framework for Howard University's central campus's physical environment that supports and advances its mission and strategic plan. It will enrich the lives of those who live, study, teach and work at and around Howard's vibrant urban campus.

The Campus Master Plan is guided by the goals, objectives, planning principles, and design criteria developed through the process. The goals, objectives, and principles were generated in response to the existing conditions analysis findings and through collaboration with Howard's administration, faculty, staff, students, and community stakeholders.

4.1.1 Planning Goals

Planning Goals aim to align space needs with the five Howard Forward Priorities: enhance academic excellence, inspire new knowledge, serve the community, improve efficiency, and achieve financial sustainability.

Recommend optimal uses for the various campus parcels and the identification of sites for new facility development.

Acknowledge the historic campus resources, both its buildings and landscapes.

Promote the continued contributions of Howard toward the economic and cultural vitality of the local community and the city.

Structure a process by which the University meets its goals and objectives in an environmentally sustainable manner that serves to expands the awareness of students, faculty, staff, and alumni for the importance of sustainability.

Ensure compliance with the District's regulatory requirements, including reducing adverse neighborhood impacts, identifying future institutional impacts, and promoting neighborhood and community stability.

4.1.2 Planning Principles

Planning principles are derived from the goals referenced above, as follows:

Support the Academic Mission

The primary areas of focus for Howard University are education, research, and creative activities. As such, the physical resources of the University must be planned, designed, and developed to support these activities, today and in the future. The planning framework will enable Howard to continue its tradition of excellence, which serves an increasingly diverse population of students, faculty, and staff.

Improve Quality of Life

Provide a quality physical environment with a variety of places and spaces in which the campus community of students, faculty, and staff can socialize, study, network, learn, and relax.

Advance Smart and Sustainable Urban Design

Continue and advance the strong composition and balance of building density and mixed uses within various formal quadrangles and informal open spaces. Explore strategies to integrate/activate Howard University's edge facilities to address and enhance both the internal campus and the external community.

Enhance the Public Realm

Commit to enhancing and maintaining the campus's cultural landscapes that have meaning and memory to the campus community and design and develop new public open-spaces that

enhance the campus setting and become future cultural landscapes. Create seamless connections between public space and the campus landscape that promote pedestrian movement and activities.

Enhance Physical Access and Connectivity

Strengthen and expand the campus network of high-quality, walkable spaces and strong pedestrian and bicycle connection to, and throughout the campus on both the north-south and east-west axes.

Support Interdisciplinary Academics & Research

Create environments that support and spur Interdisciplinary academics and research critical to Howard's 21st century academic vision that affirms its preeminence in research-focused higher learning.

4.1.3 Major Capital Projects

The 2020 Campus Plan includes nine (9) major capital initiatives that each address specific functional needs identified by the University and intended to support its Strategic Plan and academic, healthcare, and research programs through the following objectives:

Academic and Research Objectives

- Provide an interdisciplinary center for the Arts & Communications programs
- Create an innovative interdisciplinary environment for STEM that offers groundbreaking instructional space
- Develop a Health Sciences Complex to house all health science programs in one multidisciplinary setting
- Develop a new world-class teaching Hospital with an associated medical office building

Campus Life Objectives

- Provide additional student-focused space for activities, recreation, dining, and socializing in a new HU Union and a new Fusion Building.
- Provide additional athletic support and facility space in a new Intercollegiate Athletics Annex
- Provide attractive apartment-style housing to enable more students to live near the campus

4.1.4 Campus Population Growth

The following graph shows the projected growth in enrollment over a ten-year period to the expected 15,000 student range. Student enrollment growth was calculated using the assumption that STEM program would grow at a rate of 5% per year over the planning period.

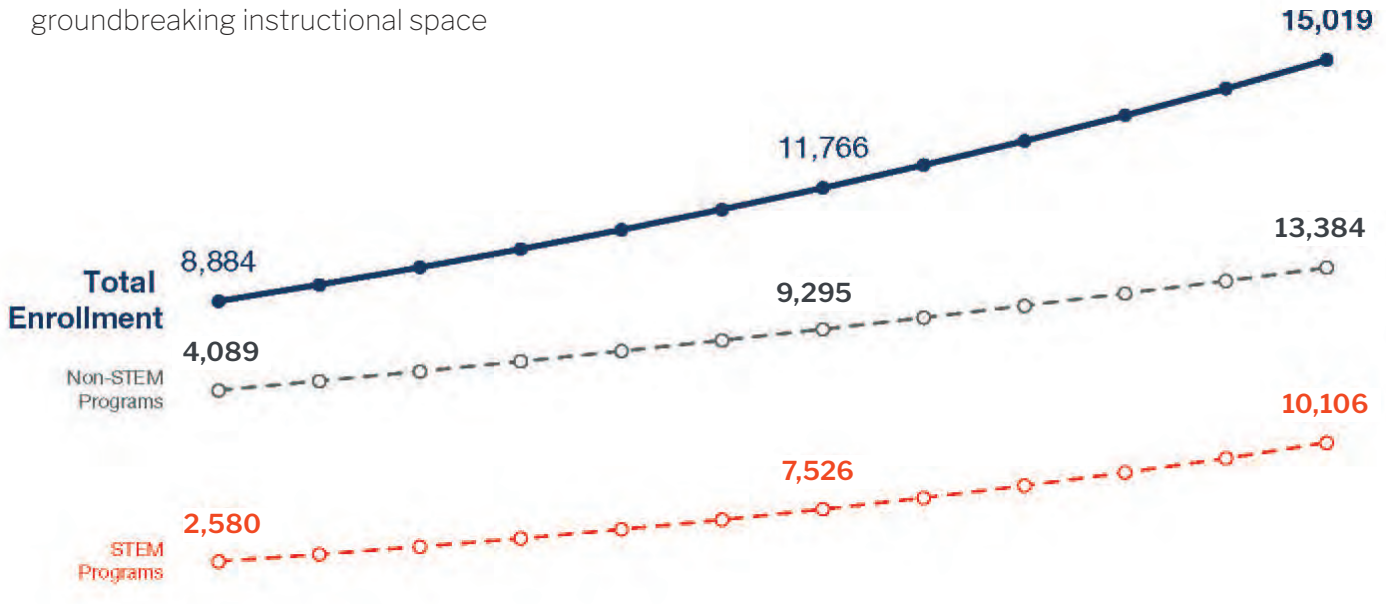

Table 4.1: Projected Student Population Growth

4.1.5 The Future Campus

The University is proposing a progressive plan for needed improvements to existing facilities, landscapes, and infrastructure. The strategy includes the renovation, modernization, and where appropriate, the merging of existing buildings and the new facilities, landscapes, and systems deemed critical to meet future strategic academic, research, healthcare, and campus life priorities.

As a world-class academic and research presence, the vision of Howard University is reflected in an ambitious investment in its academic programs, facilities, grounds, infrastructure, and the community surrounding the campus.

To meet its capital needs over the next decade, Howard will undertake extensive renovations of specific existing buildings and systems and develop new facilities to house critical program that support its mission, vision, and strategic priorities.

Howard Forward 2024 established the program priorities that informed the development strategies in the Campus Plan. The planning goals, objectives, and principles set the overarching framework within which the various critical programmatic needs Howard should be met.

The University is committed to optimizing its physical assets' value and performance in support of its mission. To advance and achieve this priority, the University recommends a tactical and catalytic development strategy that will optimize value, mitigate risk, and include diversity in the value chain. The strategy aggregates the five (5) Howard Forward Pillars into three (3) focus areas:

1. Enabling leadership in academics and research, including a focus on STEM and Health Sciences, arts and communications, law and business that enables Howard to take advantage of emerging opportunities in the greater work economy;

2. Enriching the campus experience with projects that emphasize experiential learning and improve campus life and activities, and

3. Improving efficiency, effectiveness, and financial stability, which includes optimizing land use, program consolidation, and diversification of revenue streams.

The University will prioritize core academics and research, both high-demand programs and online courses, investing in cutting-edge technology and creating innovative physical and virtual learning environments/spaces.

Status	Square	Lot SqFt	NEW GSF	Proposed FAR	Zone(s)	FAR
Existing	0330	93,489	233,173	2.49	RA-2	1.8
Existing	2872	9,954	0	0.00	RA-2	1.8
Existing	2873	128,807	573,687	4.45	RA-5	3.5
F	2882	145,179	475,723	3.28	RA-2	1.8
Existing	2885	12,019	0	0.00	MU-4	2.5
Existing	3055	52,819	88,979	1.68	RA-2	1.8
A, B, C	3057	1,337,393	1,500,071	1.12	RA-2, MU-4	1.8
Existing	3058	59,863	158,444	2.65	RA-2, MU-4	1.8, 2.5
Existing	3060	227,805	341,886	1.50	RA-2	1.8
Existing	3063	105,790	216,319	2.04	RA-2	1.8
J	3064	220,067	520,489	2.37	RA-2, PDR-2	1.8, 4.5
G	3065	89,996	351,879	3.91	PDR-3	6.0
Existing	3068	99,225	363,829	3.67	MU-2	6.0
D, E, H	3069	565,412	1,965,517	3.48	MU-2, RA-2	6.0, 1.8
Existing	3072	52,500	170,430	3.25	RA-2	1.8
Existing	3074	9,057	30,396	3.36	PDR-3	6.0
Existing	3075	667,939	1,346,654	2.02	PDR-3, RA-2	6.0, 1.8
Existing	3080	44,375	170,000	3.83	RF-1	1.8
Existing	3094	5,750	2,592	0.45	RF-1	1.8
		3,927,439	**8,510,068**	**2.17**		

Zone	Land Area	Proposed GSF	Proposed FAR	Allowed FAR
RA-2, RF-1	2,516,968	4,189,846	1.66	1.8
RA-5	128,807	573,687	4.45	3.5
MU-2	590,865	2,074,363	3.51	6.0
MU-4	25,679	75,000	2.92	2.5
PDR-2	87,463	330,536	3.78	4.5
PDR-3	577,657	1,266,636	2.19	6.0
	3,927,439	**8,510,068**		

Table 4.2: Proposed Campus Square/Lot/FAR Data

The University will highlight STEM academic fields, bolster interdisciplinary programs, and establish new academic and research facilities.

Howard will enrich the campus experience and serve the community by leveraging relationships with corporate partners to foster a campus community that promotes physical and mental wellbeing. The University will ensure compliance with regulatory and governing agencies as well as reduce the campus carbon footprint. Howard intends to achieve financial sustainability by delivering a more efficient campus footprint, developing solid real estate partnerships, and diversifying revenue streams to include surplus and non-core land monetization. Howard's monetization strategy is not divestment, but rather retention through long-term leasing of underutilized properties.

4.1.6 Interdisciplinary Aggregation

Howard will aggregate academic units based upon synergistic functional requirements to create greater operational efficiency, programmatic synergy, and cultivate a more unanimous and engaging learning experience. Successful aggregation requires a review and assessment of the six (6) major space typologies that serve the academy:

- general-purpose classrooms,
- assembly space,
- laboratories,
- studios,
- specialty resources, and
- library/study space.

Functionally, all units require access to general-purpose classrooms and assembly space, as well as specialized and library/ study spaces. Programs such as fine and performing arts, architecture, and communications require and heavily use distinct studio spaces. These disciplines have a natural synergy supporting fields of study focused on arts and media that are suitable for cross-pollination.

Similarly, STEM and health science-related fields require specialized laboratories. These programs, at their respective graduate and undergraduate levels, also possess under-utilized curricular synergies, which the plan hopes to reinforce.

4.1.7 Institutional Priorities

The first initiatives are urgent, and prioritize investments in the physical plant infrastructure and utilities to avoid crippling functional interruptions, improve efficiencies, and enable the University to support environments that continue to attract and retain outstanding students, faculty, researchers, and clinicians.

Ongoing Urgent

Recent steam pipe ruptures have prompted repairs to stabilize campus infrastructure and develop central utility modernization and recovery. The C. B. Powell building is more than 100 years old and facing the imminent failure of numerous critical building components. The University will relocate programs that currently occupy the facility, and the original C. B. Powell building will be renovated and re-occupied as part of two co-located capital projects.

Proposed

The planning process identified nine capital projects as critical for Howard to achieve its academic, research, and student life priorities over the next decade. The projects' focus ranges from student support and services to interdisciplinary school/college academic space to a new Howard University hospital. The nine Capital Projects deemed by the University as needed include:

A. Intercollegiate Athletic Center

B. Center for Arts and Communications

C. Howard University Union

D. Health Sciences Complex

E. STEM Center

F. Apartment-Style Residences

G. Medical Office Building

H. Howard University Hospital

J. Fusion Building

ASSET	ASSET NAME	ADA	BUILDING ENVELOPE	INTERIOR	PLUMBING	HVAC	EHS	ELECTRICAL
1	MORDECAI JOHNSON BUILDING	◔	◑	●	◑	●	◑	●
2	WONDER PLAZA	◔	●	●	◑	●	◔	◑
3	HOWARD MACKEY BUILDING (ARCHITECTURE)	◑	◑	●	●	●	◑	●
6	MARY BETHUNE ANNEX	◑	◑	●	◑	●	◑	●
7	ERNEST JUST HALL (BIOLOGY)	◑	◔	●	●	◑	◑	●
8	JOHN BURR GYMNASIUM BUILDING	◑	●	●	●	●	●	●
10	SCHOOL OF BUSINESS	◔	◔	◑	◑	●	◑	●
12	ANDREW CARNEGIE BUILDING	◔	◔	◑	◔	●	●	◔
13	C. B. POWELL BUILDING (COMMUNICATIONS)	●	●	●	●	●	●	●
15	CHEMISTRY BUILDING	◔	●	●	●	●	●	●
16	CHEMICAL ENGINEERING BUILDING	◔	◔	◔	◑	◑	◔	◑
18	GEORGE COOK HALL	●	●	●	◔	●	◔	◔
19	CANCER RESEARCH CENTER	◔	◔	◑	●	●	◑	●
20	LOUIS CRAMTON AUDITORIUM	◔	●	◑	◑	◑	◔	◔
21	CHARLES DREW HALL	◔	◔	◑	◑	◔	◔	●
26	LEWIS DOWNING HALL (ENGINEERING)	◔	◑	◑	●	◑	◔	●
28	LULU CHILDERS HALL (FINE ARTS)	●	●	●	●	●	●	●
29	FOUNDERS LIBRARY	◔	◑	●	●	●	◑	●
34	BETHUNE ANNEX CAFETERIA	◔	◔	◑	◔	◔	◑	◔
35	COLLEGE HALL NORTH	◔	◔	◑	◔	◑	◔	◔
38	INTERDISCIPLINARY RESEARCH BUILDING	◔	◔	●	◔	◔	◔	◔
39	HOWARD UNIVERSITY SERVICE CENTER	◔	●	●	●	●	●	●
42	RALPH BUNCHE INTERNATIONAL AFFAIRS CENTER	◔	◑	◔	◔	◔	◔	◔
43	IRA ALDRIDGE THEATER	◔	●	●	◑	●	◑	●
47	CHAUNCEY COOPER HALL (PHARMACY)	◔	◑	●	●	◑	◔	◑
48	POWER PLANT	◔	●	●	●	●	◔	●
50	ANDREW RANKIN MEMORIAL CHAPEL	●	●	◑	◑	◑	◔	◑
53	INABEL LINDSAY HALL (SOCIAL WORK)	◔	●	●	◑	◑	◔	●
55	WILBUR THIRKIELD HALL (PHYSICS)	◔	◑	●	●	●	●	●
57	ARMOUR BLACKBURN UNIVERSITY CENTER	◔	●	●	◑	●	◔	●
58	EARLY LEARNING CENTER	◔	◔	◔	◔	◔	◔	◔
67	COLLEGE HALL SOUTH	◔	◔	◑	◔	◔	◔	◔
96	HOWARD MANOR	◑	●	●	●	●	●	●
200	LOUIS STOKES HEALTH SCIENCES LIBRARY	◔	◑	●	◔	◑	◔	◑
401	HARRISON BROTHERS BUILDING	◔	◑	◑	◔	◔	◔	◔

◔ MINIMAL

◑ PARTIAL

● SUBSTANTIAL

Table 4.3: Renovation Matrix

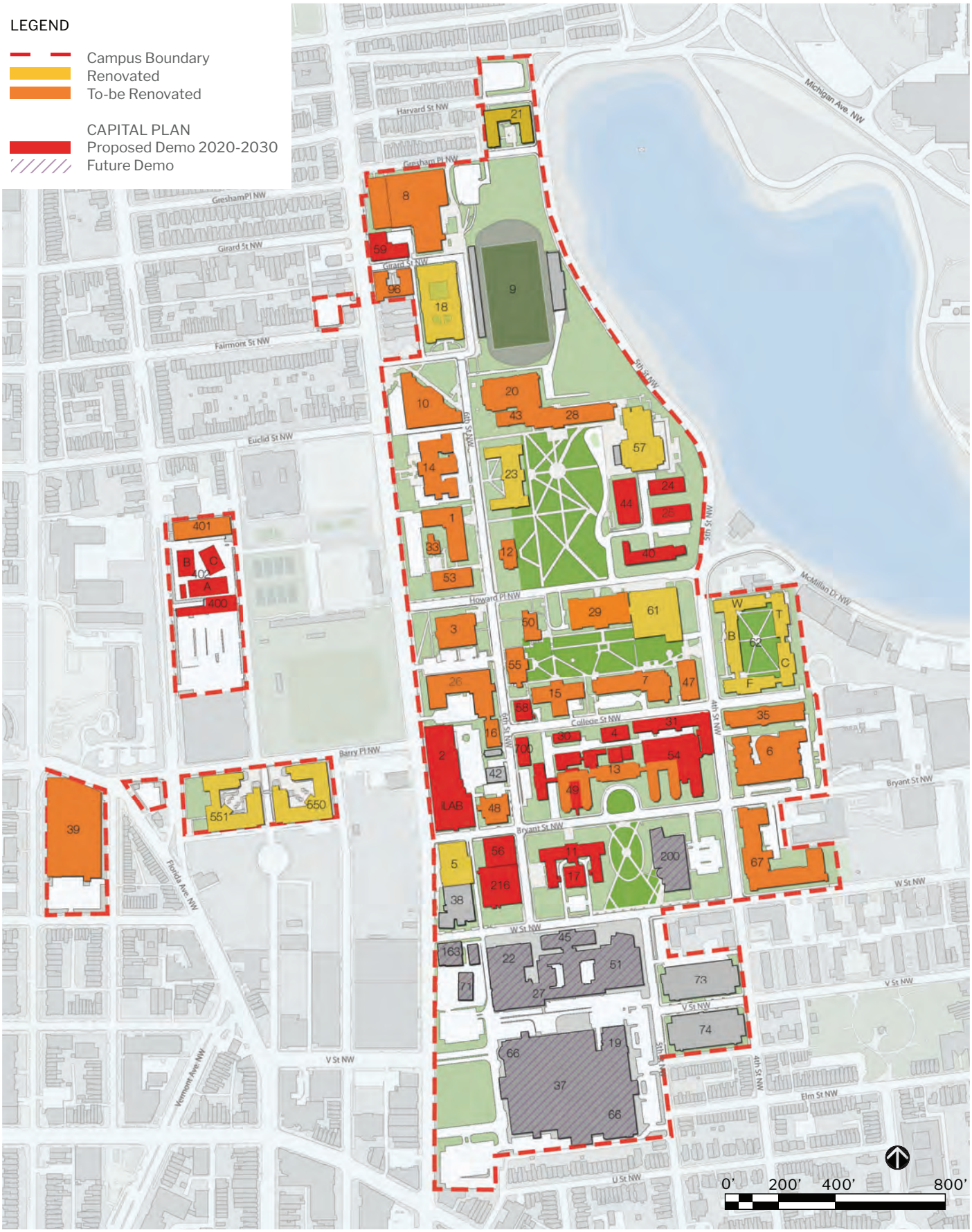

Figure 4.1: Decommissioning & Demolition Phasing

The proposed central campus total land area within the HU boundary remains approximately 86 acres, with 58 buildings that combined equal 8.5 million square feet, resulting in a current Floor Area Ratio of 2.17 for the Central Campus.

As Howard moves forward with its proposed capital projects, many of the efforts will require the temporary relocation of programs occupying facilities slated for renovation or buildings planned for demolition to create a new capital project development site.

The University has a three-tiered strategy for program relocations, either long-term or temporary, including:

1. Backfill into existing on-campus facilities,

2. On-campus swing-space/temporary relocations, and

3. Modular Unit temporary relocations.

The University usually locates modular on its property, but outside the historic core campus. Although rare, the University may need to look off-campus for temporary space to meet critical program needs

Potential Future Development Opportunities

Once the New HU Hospital complex is completed and occupied, the existing HU Hospital, health sciences buildings, and adjacent support buildings will be vacated and decommissioned.

The newly freed-up land gives rise to a unique opportunity for Howard to collaborate with developers in creating a vibrant, innovative, and urban mixed-use development along Georgia Avenue.

The vacated spaces that formerly housed STEM programs can be converted into valuable swing space to accommodate temporary uses and the growth and expansion of special programs.

The Georgia Avenue streetscape improvements should be a campus and community draw by creating place-making opportunities within the public realm

4.1.8 Planning Process

The planning process explored development concepts informed by identified program uses, campus and site context, adjacencies, access, infrastructure, historic resources, and applicable DC Zoning regulations.

Multiple, subsequent iterations of campus-wide and individual project concepts were prepared, which addressed site and building considerations such as adjacent historic resources, scale, massing, and facility heights. These included concepts that maximized building heights to the allowable 90-foot limit for college and university campuses.

The University and campus stakeholders will continue to evaluate the iterations and provide recommendations for improving the campus and individual projects as Howard begins implementing the Campus Plan.

The campus plan and capital projects outlined in the following pages result from the interactive process and represent the University's preferred development scenario for its Central Campus. The University will continue collecting feedback from the campus community as the Plan evolves and as specific projects are implemented through further processing.

4.2 Development Strategy

4.2.1 Proposed Development Programs

The purpose of the Campus Plan is to create a physical environment that is inspirational and supportive of fulfilling Howard's mission and strategic plan. The outcomes of the Campus Plan should enrich the lives of all who live, study, teach, and work at Howard University.

As a vibrant urban institution within one of the country's most dynamic cities, the Plan needs to maximize the short- and long-term growth and development potential on the Howard campus.

A unifying factor across all proposed development programs is the aggregation of uses based upon synergistic functional requirements to create greater operational efficiency, programmatic interconnectivity and cultivate a more consistent and engaging campus experience.

Figure 4.2: Proposed Campus Plan

4.2 (A) Intercollegiate Athletics Annex

Through a series of new construction and phased renovation projects, Burr Gymnasium will ultimately function as a dedicated intercollegiate athletics facility. The academic and general recreation functions within Burr will relocate to the proposed Fusion Building (see Section 4.2.1.8).

The proposed Intercollegiate Athletics Annex (IAA) to the Burr Gymnasium will provide much-needed, adjacent office, office support, classroom, meeting, and activity space. The four-story facility will house programs to improve student athlete's schedules and optimize coaching contact hours. The Athletics Annex will also help to establish a new face for Howard athletics along Georgia Avenue.

Historic Preservation Considerations

The proposed development site at 2801 Georgia Avenue NW is currently improved with a five-story brick building. The facility was originally constructed in 1928, was expanded in 1933, and served as a furniture storage warehouse for the American Storage and Transfer Company.

The building was acquired by the University in 1968 and became known as "University Warehouse #2," or the "Bank Building." The openings on the ground floor of the building were altered following its acquisition by the University, and a first-floor slate-tile façade added.

The existing building is not currently designated as a historic landmark and is not located within an existing historic district. The building does not appear to possess the historical or architectural significance or integrity necessary to be eligible for individual listing in the National Register or DC Inventory.

Neighborhood Context & Impacts

The height of the proposed Annex is one story less than the current warehouse facility, and its intended design and function will enhance and activate this edge environment of the campus along Georgia Avenue. The new facility will house Intercollegiate offices and instructional space.

Occupant parking/loading is provided in an existing lot behind the gymnasium. The proposed scale is consistent with other HU facilities along Georgia Avenue NW.

As a result of these planning parameters, the project is not expected to adversely impact the neighborhood.

A.	Intercollegiate Athletics Annex (IAA) Zoning
Zoned	MU-4
FAR	1.12 for sq 3057 Lot 0092 (2.5/1.5 non-residential)
Height	50' (50' Max/90' Institutional Allowed)
Lot Occupancy	(60% allowed)

Table 4.4: Athletics Annex Zoning Requirements

* Floor-specific GSFs are estimates only, and are not intended to limit design flexibility during further processing

A.	Intercollegiate Athletic Annex (IAA): 50' Height
Floor 1	8,897 GSF
Total Floor 1	**8,897 GSF**
Upper Floors (2-4)	13,645 GSF (each)
Total 2-4 Floors	**40,935 GSF**
4	Levels of Athletic + Support Spaces
1	Level of Basement
IAA TOTAL	**49,832 GSF** (Does Not Include any below grade basement/parking)

Table 4.5: Athletics Annex Building Data

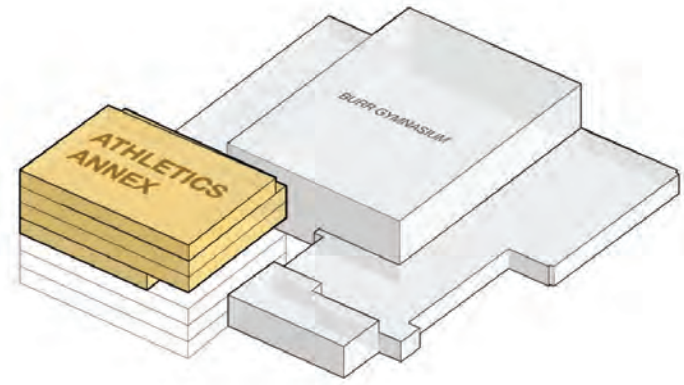

Figure 4.3: Athletics Annex: Massing Study

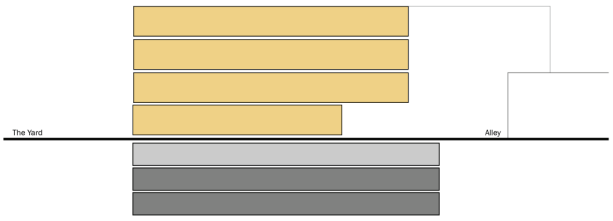

Figure 4.4: Athletics Annex: Diagrammatic Section

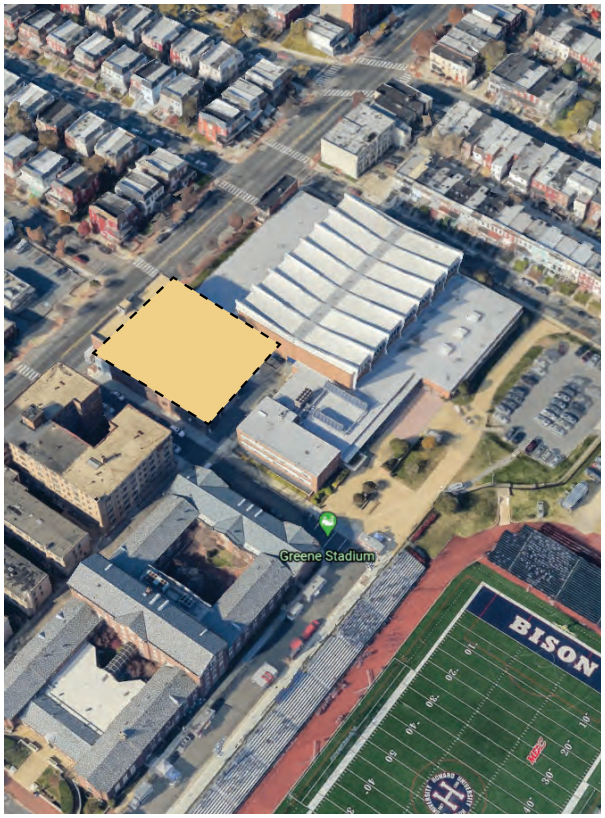

Figure 4.5: Athletics Annex in Context

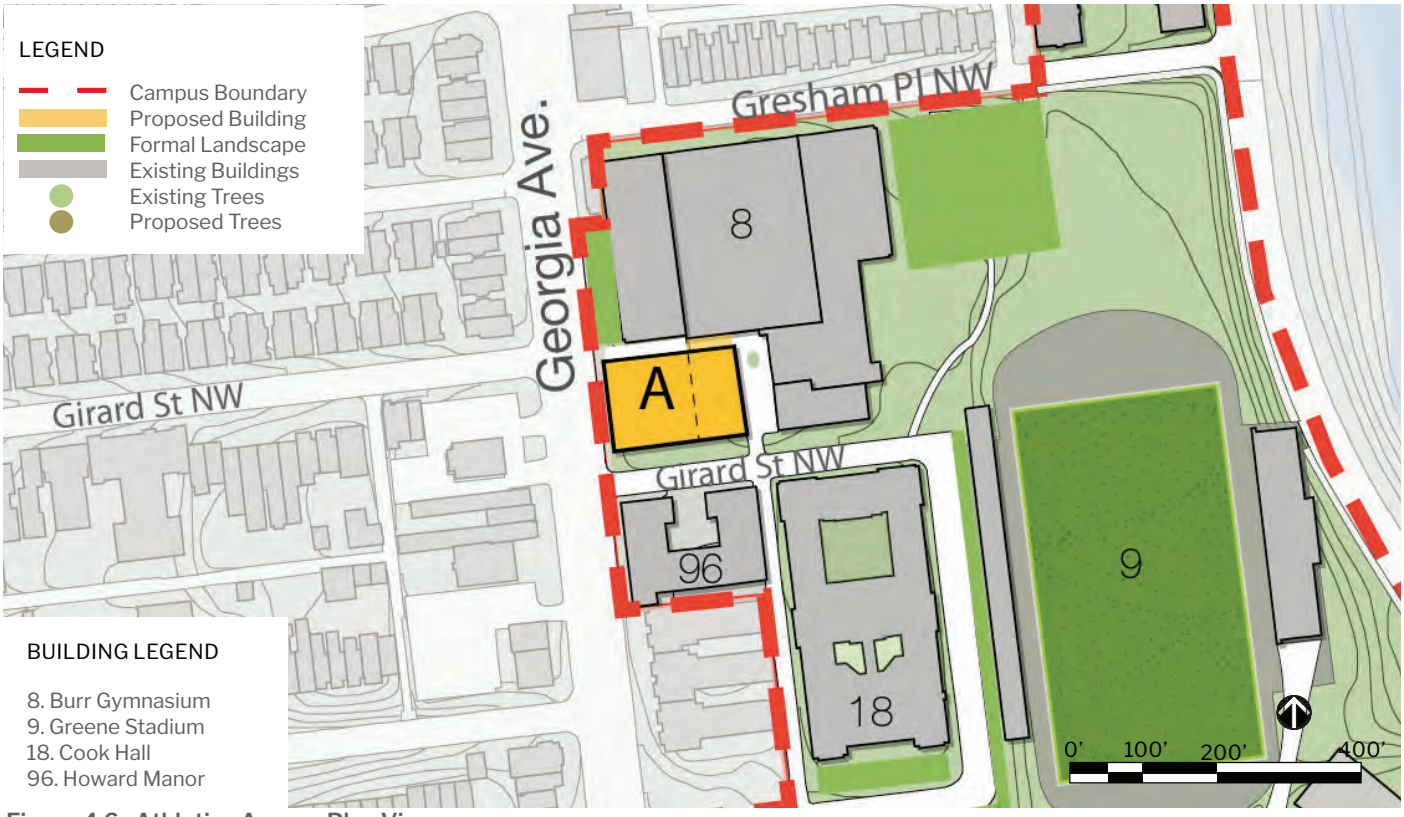

Figure 4.6: Athletics Annex: Plan View

4.2 (B) Center For Arts & Communications

A new Center for Arts and Communication (CAC) will rise on the northern end of the Yard, directly north of Childers Hall. The multi-story facility will house studio-based learning environments, classrooms, officing, and support spaces for programs such as the fine and performing arts, architecture, and communications. Optimally, the university's media stations would also maintain a presence within the facility.

The co-location of synergistic programs will create opportunities for interdisciplinary studies and collaboration. The core campus location will enable better event synchronization with other major event venues within the northern end of campus.

The concept retains three significant facilities (Cramton Auditorium, Ira Aldridge Theatre, and College of Fine Arts), and introduces a new state-of-the-art academic facility that creates a fusion environment of old/new facilities.

Historic Preservation Considerations

The proposed CAC development site is currently occupied by the University's Fine Arts complex made up of the College of Fine Arts including Lulu Childers Hall, Cramton Auditorium, and the Ira Aldridge Theater.

The development concept retains the existing buildings and envisions construction of a new facility along the rear north and east elevations, in the location of an existing asphalt parking lot.

The existing buildings were designed by the collaboration of prominent Black architects Paul R Williams and Howard University Architect Hilyard R. Robinson.

These three facilities were part of the 1951 campus development plan formulated by the General Services Administration (GSA) during the presidency of Mordecai Johnson.

The three buildings are not currently designated as historic landmarks; however, Childers Hall forms the northern boundary of the upper quadrangle, also known as "the Yard," which is designated a National Historic Landmark (NHL) Historic District and is listed in the National Register of Historic Places. Childers Hall, Crampton Auditorium, and Aldridge Theater are potentially significant for their contribution to the development of the University during the mid-twentieth century and for their association with architects Hilyard Robinson and Paul R. Williams.

In consideration of the buildings' significance and contribution to the development of Howard University, the future addition contemplated as part of the development should be designed in a compatible manner in accordance with the DC Historic Preservation Law and related regulations and guidelines.

Neighborhood Context & Impacts

The CAC site occupies an internal highpoint within the campus, overlooking the McMillan Reservoir, and removed from any adjacent residential neighborhoods.

Parking will be provided in a structured facility located beneath the new development. The proposed parking will accommodate future attendees at campus events and performances. The new facility will positively benefit the community with minimal adverse impacts.

* Floor-specific GSFs are estimates only, and are not intended to limit design flexibility during further processing

B.	Center for Arts & Communications (CAC) Zoning
Zoned	RA-2
FAR	1.12 for sq 3057 Lot 0092 (1.8)
Height	90' (50' Max/90' Institutional Allowed)
Lot Occupancy	(60% allowed)

Table 4.6: CAC: Zoning Requirements

B.	Center for Arts & Communications (CAC) @ 90' Height
Floors 1 -3	35,491 GSF (each)
Total 1-3 Floors	**106,473 GSF**
Upper Floors (4-7)	27,011 (each)
Total 4-7 Floors	**108,044 GSF**
7	Levels of Academic + Support Spaces
1	Level of Basement (Not Included in Total)
2	Levels of Below-Grade Structured Parking
CAC TOTAL	**214,517 GSF** (GSF Does Not Include any below grade basement/parking)

Table 4.7: CAC Building Data

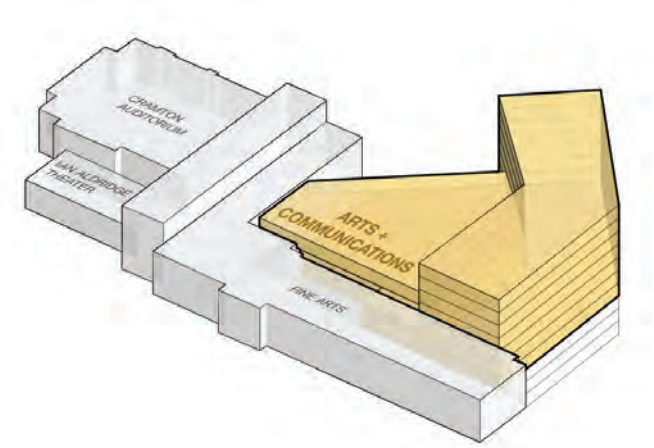

Figure 4.7: Center for Arts & Communications: Massing Study

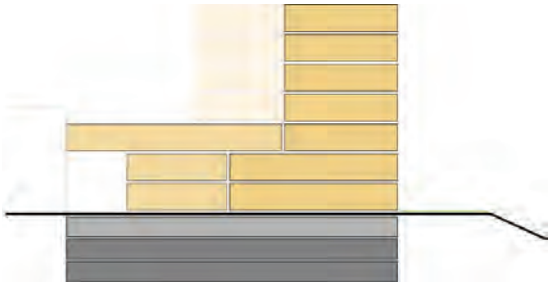

Figure 4.8: Center for Arts & Communications: Diagrammatic Section

Figure 4.9: Center for Arts & Communications in Context

Figure 4.10: Center for Arts & Communications: Plan View

4.2 (C) Howard University Union

The proposed Howard University Union (HUU) is intended to be flexible to the evolving needs of the campus. A fusion of uses will include: student activities, student affairs, meeting spaces, study spaces, academic support, and recreational and social spaces. The Union is envisioned directly north of the Undergraduate Library.

The highly active facility will invigorate Howard's historic Upper Quadrangle and serve to link student housing communities along the east-west corridor of Howard Place. The facility will provide space for student organizations, events, cultural exchange, recreation, and encourage social and academic collaboration.

The new facility is comparably scaled to other nearby buildings and would provide an expansive eastern terrace – potentially linked to the Blackburn Center - that will overlook the McMillan Reservoir.

Historic Preservation Considerations

The proposed HUU development site (see 3.6.3) is currently the location of four existing buildings: Alain Leroy Locke Hall, the Human Ecology Building (Howard University Middle School), and Academic Support Buildings A and B.

The design of the proposed HUU will factor in the relative level of historic significance of these facilities. It is generally anticipated that selective demolition of some or all of these existing buildings will be required to achieve the University's desired program.

These buildings are not designated historic resources; however, Locke Hall and the Howard Middle School currently form the eastern boundary of the upper quadrangle, which is designated a National Historic Landmark (NHL) Historic District and is listed in the National Register of Historic Places.

C.	Howard University Union (HUU) Zoning
Zoned	RA-2
FAR	1.12 for sq 3057 Lot 0092 (1.8)
Height	90' (50' Max/90' Institutional Allowed)
Lot Occupancy	(60% allowed)

Table 4.8: Howard University Union: Zoning Requirements

The Howard Middle School building, originally known as the Human Ecology Building, was built in 1960 to the design of University Architect Hilyard Robinson in partnership with Paul Revere Williams. Alain Locke Hall was built in 1964 as a classroom building for the College of Arts and Sciences. The building was designed by DC firm Justement, Elam and Darby.

The Howard Middle School Building and Locke Hall are potentially significant for their contribution to the development of the University during the mid-twentieth century. The Middle School Building may also be significant for its association with architects Robinson and Williams.

Academic Support Buildings A and B were built in 1975 and designed as temporary faculty support buildings by the Atlanta-based architecture firm Turner Associates. The Academic Support Buildings do not appear to possess the historical or architectural significance or integrity necessary to be eligible for individual listing in the National Register or DC Inventory.

Neighborhood Context & Impacts

The HUU development site occupies an internal campus vista overlooking the McMillan Reservoir and removed from any residential areas. The proposed building includes an outdoor terrace on the eastern side, which will activate this previously isolated area along 4th Streets NW.

Parking and service access would occur in a proposed garage beneath the facility. As planned, the Union would not adversely impact the surrounding community.

* Floor-specific GSFs are estimates only, and are not intended to limit design flexibility during further processing

C.	Howard University Union (HUU) @ 90' Height
Floors 1 -3	45,770 GSF (each)
Total 1-3 Floors	**137,310**
Floor 4-7	39,183 (each)
Total 5 Floors	**156, 732 GSF**
7	Levels of Student Life, Support & Academic Spaces
1	Level of Basement (Not Included in Total)
2	Level of Below-Grade Structured Parking
RSUF TOTAL	**284,042 GSF** (GSF Does Not Include below grade basement/parking)

Table 4.9: Howard University Union Data

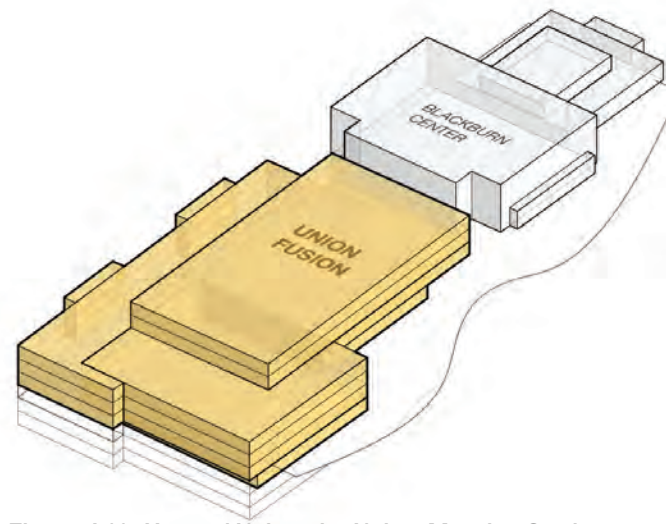

Figure 4.11 : Howard University Union: Massing Study

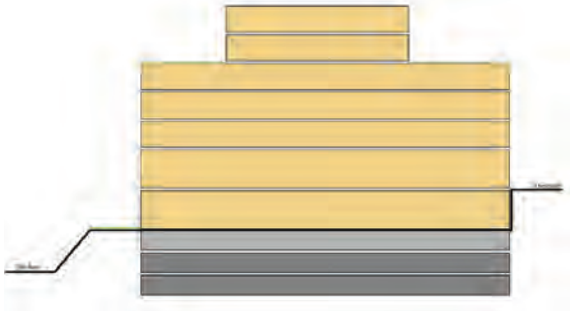

Figure 4.12: Howard University Union: Diagrammatic Section

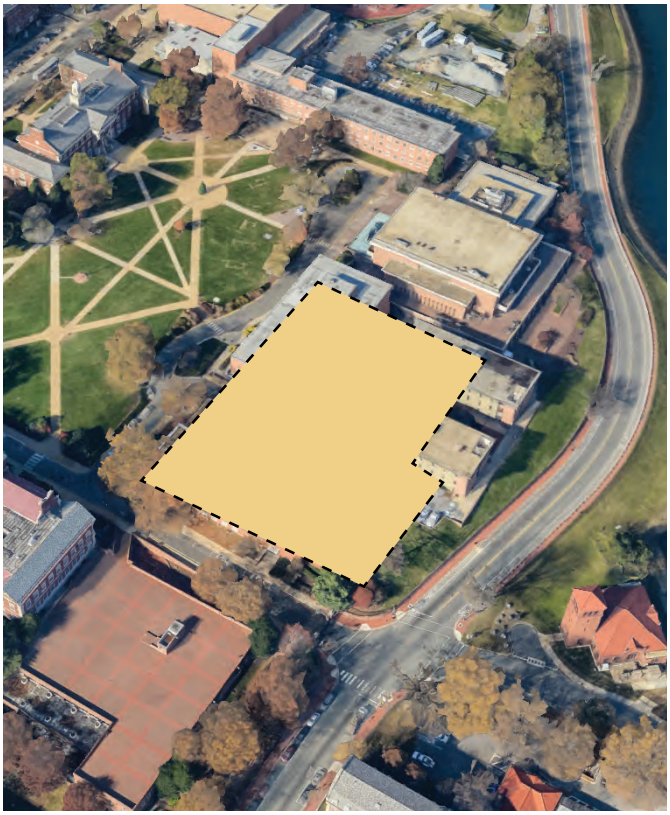

Figure 4.13: Howard University Union in Context

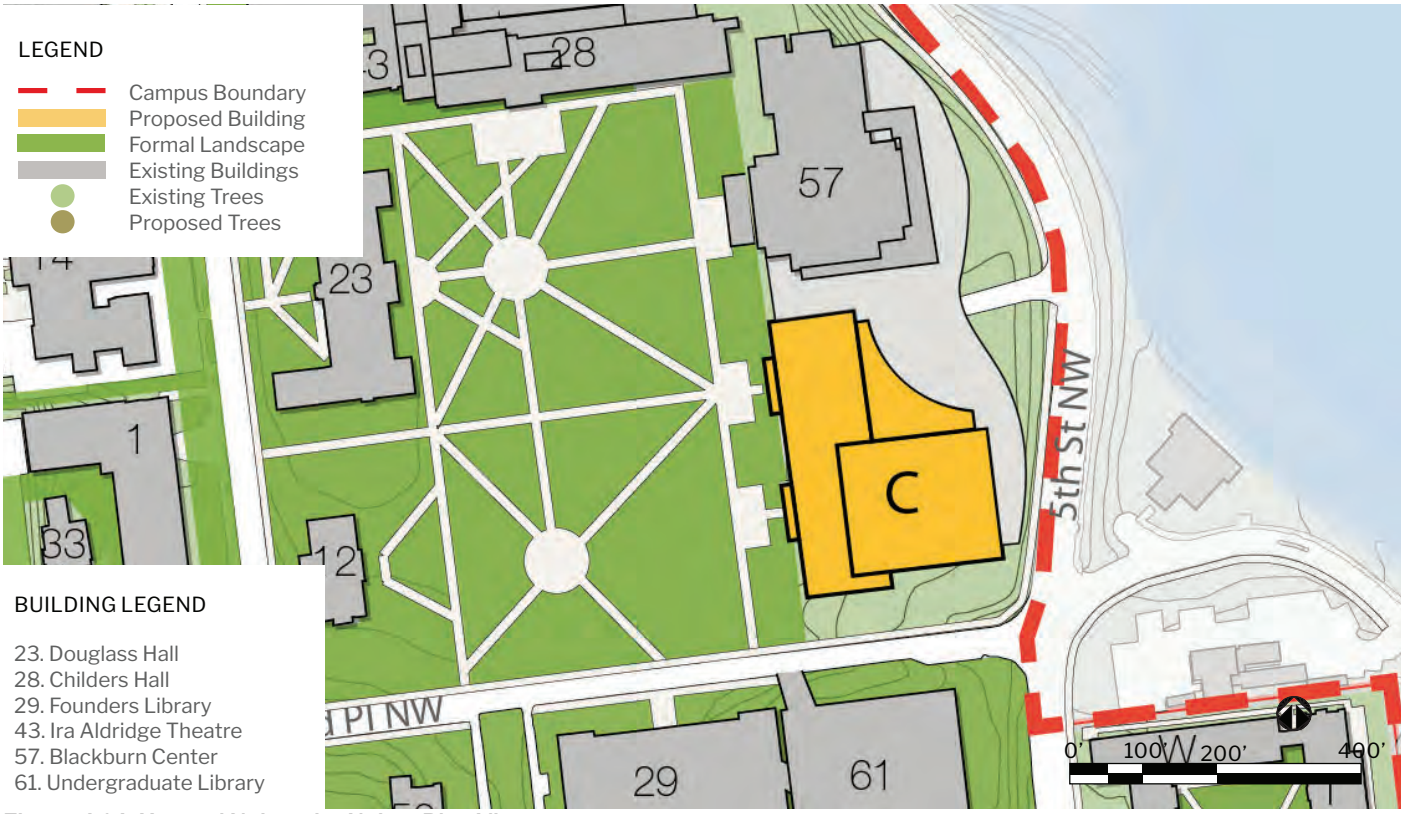

Figure 4.14: Howard University Union: Plan View

4.2 (D) Health Sciences Complex

The new Health Sciences Complex (HSC) will co-locate the colleges of Medicine, Dentistry, Nursing, and Allied Health Sciences, Pharmacy, and Mental Health programs.

The interdisciplinary building will embrace the existing, historically significant C.B. Powell (Freedmen's Hospital) building. As part of the project, the renovation of the historic structure will provide space for "dry" uses such as offices classrooms, and administrative support spaces. The proposed HSC seven-story facility will cluster programs requiring access to specialized labs and instructional spaces that create opportunities for interdisciplinary collaboration.

Historic Preservation Considerations

The proposed Health Science Complex and STEM Center are located on the site currently occupied by nine buildings on the block between Bryant, College, Fourth, and Sixth streets NW. The buildings include the C.B. Powell Building, WHUR and WHUT, the Mental Health Clinic, Laser Chemistry Building, Graduate School of Arts and Sciences, and others. The buildings on this block are not currently designated as historic landmarks.

Historically, these buildings were a part of the Freedmen's Hospital complex, built in several phases between 1908 and the 1942 to replace the Civil War-era hospital complex. The original hospital building(C.B Powell), powerplant, and a morgue constructed in 1908 were designed by the firm of Bruce Price and de Sibour with John Russell Pope as the firm's associate architect after winning a national competition. Later buildings were designed by local architect/engineer James Berrall.

Continuing the original goal of providing medical services and education to people of color, the hospital complex expanded during the early twentieth century to accommodate an increased patient load and a wider array of medical services, as well as to provide the best possible learning environment for Howard University nurses, medical students, and interns.

Despite the cooperative relationship between the Freedman's Hospital and Howard's Medical School, the hospital was overseen by the federal government until 1967, at which time its jurisdiction was transferred to Howard University. The Freedmen's Hospital remained operational until 1975 when the new Howard University Hospital was opened. Following its closure, the former Freedmen's Hospital Complex was renovated and converted to classroom and office space for the Howard University School of Communications and several University academic departments. In the 1980s, large additions housing studio space for the WHUT television station and the WHUR radio station were added to the former Freedmen's Hospital building.

The Freedmen's Hospital Complex, including the former Freedmen's Hospital Tuberculosis Annex south of Bryant Street NW, is significant for its critical role in the treatment of Black patients, in the education of Black nurses and physicians during the twentieth century, and its overall innovative contributions to the advancement of medicine in the United States. The complex is eligible for listing in the National Register of Historic Places and the DC Inventory of Historic Sites.

Consistent with the previously approved 2011 Master Plan, the proposed development would include the preservation and rehabilitation of the

D. Health Sciences Complex (HSC) Zoning	
Zoned	MU-2
FAR	3.3 (6.0/3.5 Non-Residential)
Height	90' (90' allowed)
Lot Occupancy	(80% allowed)

Table 4.10: Health Sciences Complex, Zoning Requirements

* Floor-specific GSFs are estimates only, and are not intended to limit design flexibility during further processing

D. Health Sciences Complex (HSC) @ 90' Height	
Floors 1-4	86,921 GSF (each: includes portion of renovated CB Powell/Freedman's Annex)
Total Floors 1- 4	**247,945GSF**
Floors 5-7	51,603 GSF (each)
Total Floors 5-7	**206,412 GSF**
7	Levels of Academic / Support Space
1	Level of Basement (Not Included in Total)
2	Level of Below-Grade Structured Parking
HSC TOTAL	**454,357 GSF** (GSF Does Not Include any below grade basement/parking)

Table 4.11: Health Sciences Complex Building Data

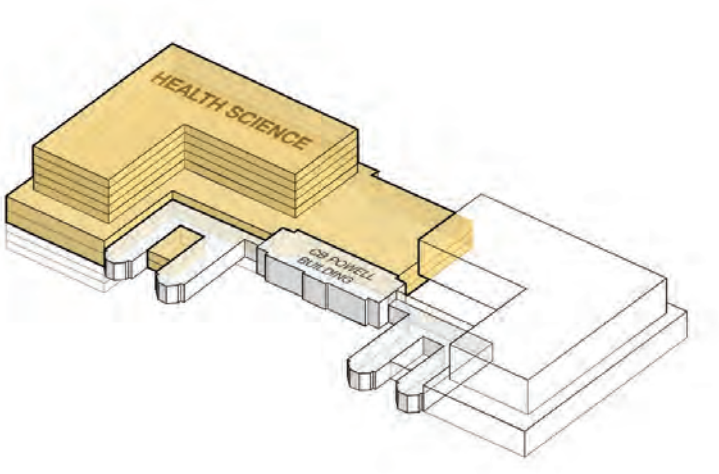

Figure 4.15: Health Sciences Complex: Massing Study

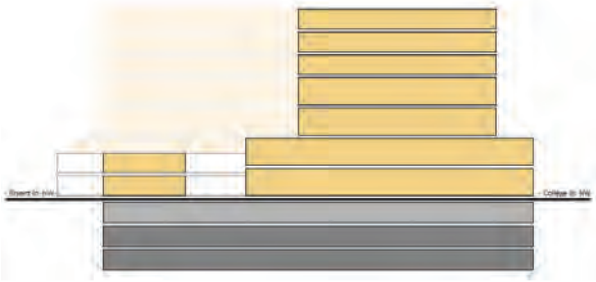

Figure 4.16: Health Sciences Complex: Diagrammatic Section

Figure 4.17: Health Sciences Complex: Context

LEGEND

- Campus Boundary
- Proposed Building
- Formal Landscape
- Existing Buildings
- Proposed Renovation
- Existing Trees
- Proposed Trees
- Future Buildings

BUILDING LEGEND

2. Wonder Plaza
7. Biology Building
13. C.B. Powell Building
15. Chemistry Building
16. Chemical Engineering
35. College Hall North
42. International Affairs
47. College of Pharmacy
48. Power Plant
55. Physics Building
58. Early Learning Center
200. Health Sciences Library

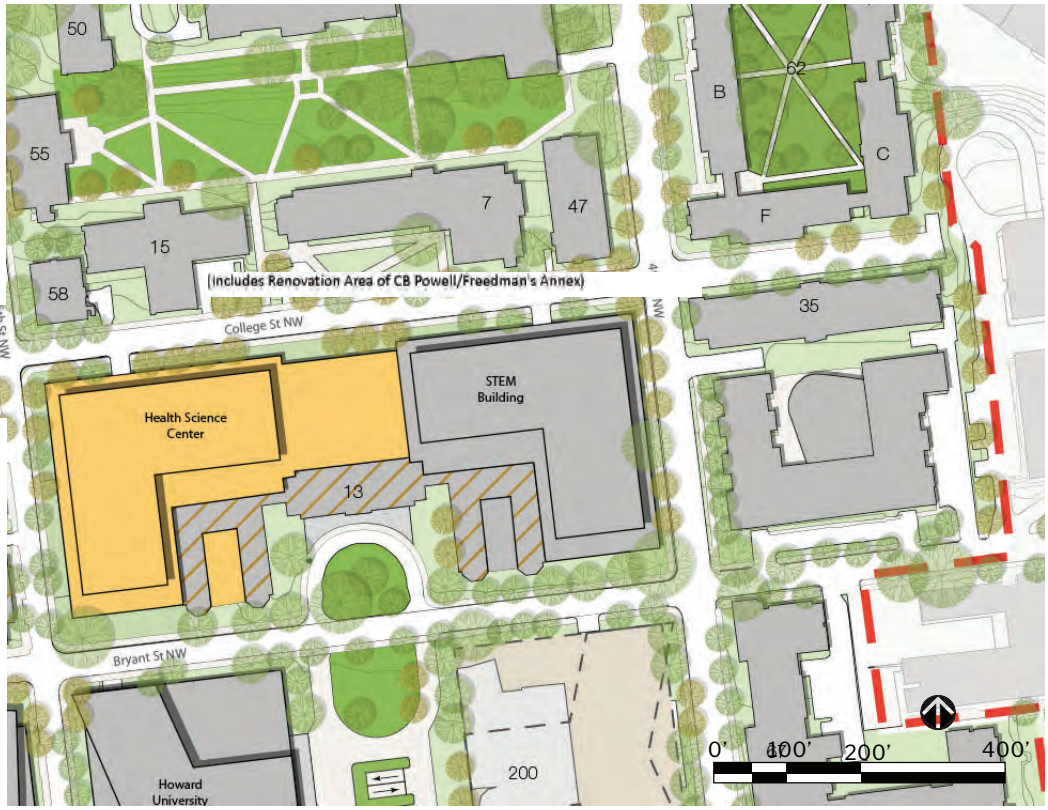

Figure 4.18: Health Sciences Complex: Plan View

original Freedmen's Hospital and ward wings, the centerpiece for hospital administration and patient treatment. Later ward additions and support structures, including the original powerplant, stable and morgue, Home for Nurses, and Home for Internes and Residents, would be demolished. The new STEM and Health Sciences buildings would be constructed to the rear of the original hospital to fill the block.

Neighborhood Context & Impacts

The Health Sciences Complex site is within the campus core, and is removed from campus/community edges. The development of the proposed facility will result in the renovation and adaptive reuse of the C. B. Powell Building, which would be a benefit to the University and the City. A below-grade parking structure is planned, with access and loading from College Street NW. As planned, the HSC facility would minimally impact the neighboring communities.

4.2 (E) STEM Center

A new lab-intensive STEM Center (STEM) will rise adjacent to the proposed Health Sciences Center. The STEM facility will also embrace the C.B. Powell (Freedmen's Hospital) building, which will house general academic, office, and administrative support space. The proposed seven-story building co-locates science, technology, engineering and mathematics programs to foster interdisciplinary collaboration, innovation, and discovery. This program enables STEM programs that are currently spread across various parts of the campus to be consolidated into one contiguous, state-of-the-art location providing one-stop access to teaching and research labs, office and administrative functions, classrooms, meeting spaces, and other academic and campus support resources.

Together, the STEM Center and Health Sciences Complex will connect to create a comprehensive "cluster" environment for innovation in instruction and research across multiple disciplines.

Historic Preservation Considerations

The historic preservation considerations for the STEM Center are the same as the previous Health Sciences Complex site.

Neighborhood Context & Impacts

The STEM Center project will mirror and link with the Health Sciences Complex within the campus core, which is similarly removed from campus/community edges. A below-grade parking structure is planned, with access and loading from College Street NW. As planned, the STEM facility would not adversely impact the neighboring communities.

* Floor-specific GSFs are estimates only, and are not intended to limit design flexibility during further processing

E. STEM Center (STEM) Zoning	
Zoned	MU-2
FAR	3.3 (6.0/3.5 non-residential)
Height	90 (90' allowed)
Lot Occupancy	(80% allowed)

Table 4.12: STEM Center Zoning Requirements

E. STEM Center (STEM) @ 90' Height	
Floors 1-4	79,093GSF Each (Includes portion of renovated CB Powell/Freedman's Annex)
Total Floors 1-4	**316,372 GSF (Combined)**
Floors 5-7	38,475 GSF (each)
Total Floors 5-7	**115,900 GSF**
7	Levels of Academic/Support Space
1	Level of Basement (Not Included in Total)
2	Level of Below-Grade Structured Parking
STEM TOTAL	**431,797 GSF** (GSF Does Not Include any below grade basement/parking)

Table 4.13: STEM Center Building Data

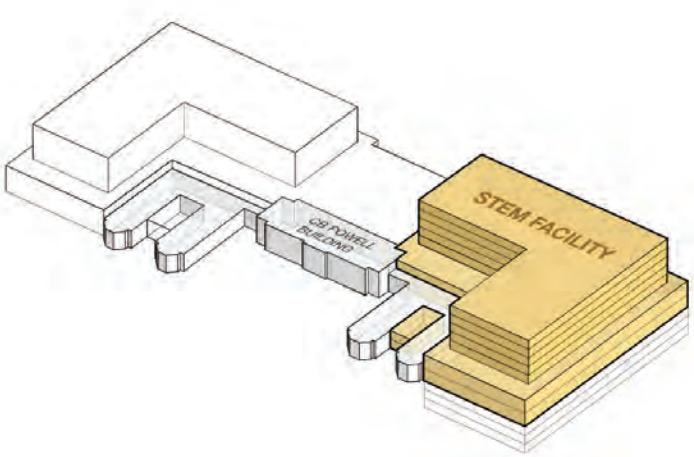

Figure 4.19: STEM Center: Massing Study

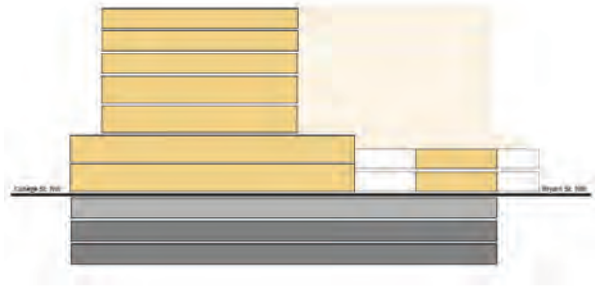

Figure 4.20: STEM Center: Diagrammatic Section

Figure 4.21: STEM Center in Context

LEGEND

- Campus Boundary
- Proposed Building
- Formal Landscape
- Existing Buildings
- Proposed Renovation
- Existing Trees
- Proposed Trees
- Future Buildings

BUILDING LEGEND

6. Bethune Annex
7. Just Hall (Biology)
13. C.B. PowellBuilding
15. Chemistry Building
16. Chemical Engineering
26. Downing Hall (Engineering)
35. College Hall North
47. Cooper Hall (Pharmacy)
55.Thirkield Hall (Physics)
58. Early Learning Center
67. College Hall South
200. Health Sciences Library

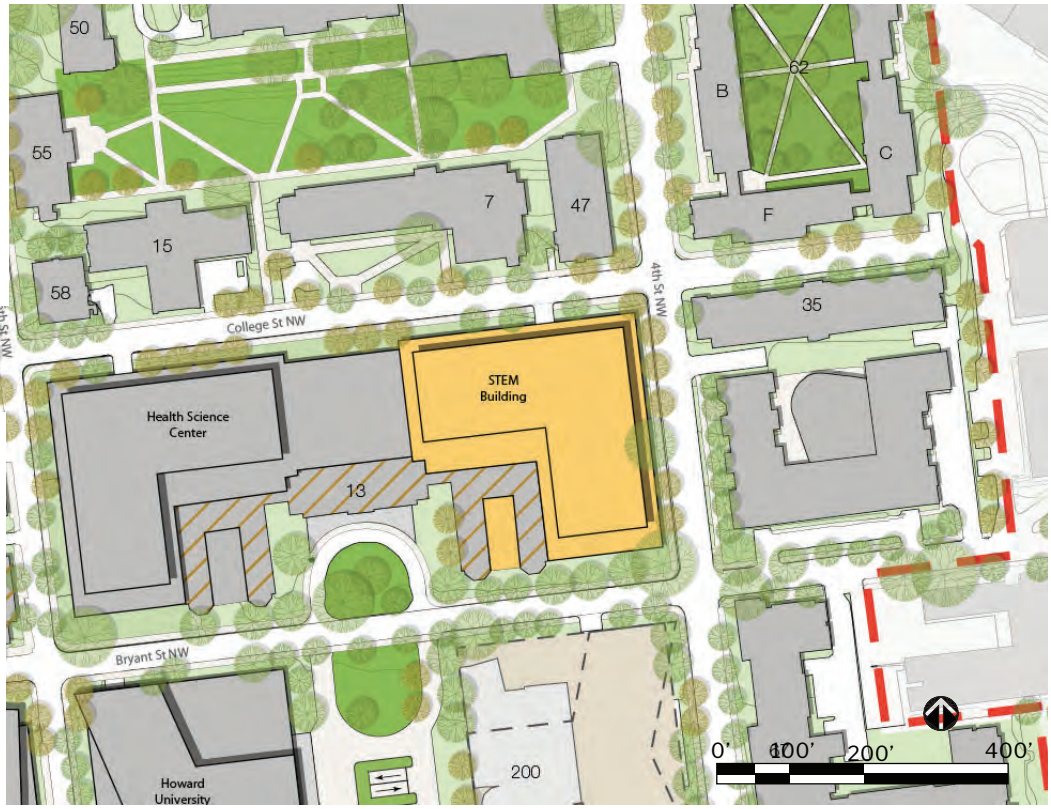

Figure 4.22: STEM Center: Plan View

4.2 (F) Apartment-Style Residences (F1 & F2)

The two Apartment-Style Residence (ASR) 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 are intended to 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 pending 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 ASR 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 on Howard-owned land.

The proposed residential buildings would be near the University's two existing upperclassman residence halls, Howard Plaza Towers East and West. This critical adjacency will help realize and upper classperson housing district on the west side of the core campus.

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. A pedestrian connection along the east-west axis of Howard Place should connect through to Sherman Avenue.

The two projects should positively benefit the surrounding community while providing a convenient living-learning environment.

* Floor-specific GSFs are estimates only, and are not intended to limit design flexibility during further processing

F.2 Apartment-Style Residences (ASR) Zoning	
Zoned	RA-2 (requires zoning change)
FAR	3.3 (1.8) (requires zoning change)
Height	90 (50' Max/90' Institutional Allowed)
Lot Occupancy	(60% allowed)

Table 4.14: Apartment Zoning Requirements

F.2 Apartment-Style Residences (ASR) @ 90' Height	
Floors 1-4	29,170 GSF (F-1) + 26,295 GSF (F-2) Total 55,465 GSF Floor/Combined
Total Floors 1-4	**221,860 GSF** (Combined)
Floor 5-9	25,902GSF (F-1) + 23,255 GSF (F-2) Total 49,157 GSF Floor/Combined
Total Floor 5-9	**245,785 GSF** (Combined)
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
ASR TOTAL	**467,645 GSF** (GSF Does Not Include any below grade basement/parking)

Table 4.15: Apartment Building Data

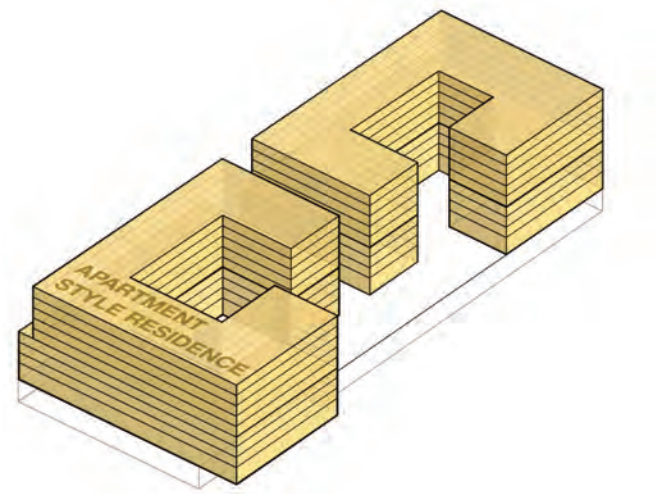

Figure 4.23: Apartment-Style Residences: Massing Study

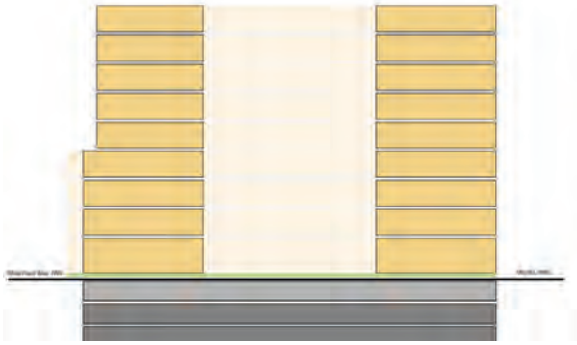

Figure 4.24: Apartment-Style Residences: Diagrammatic Section

Figure 4.25: Apartment-Style Residences in Context

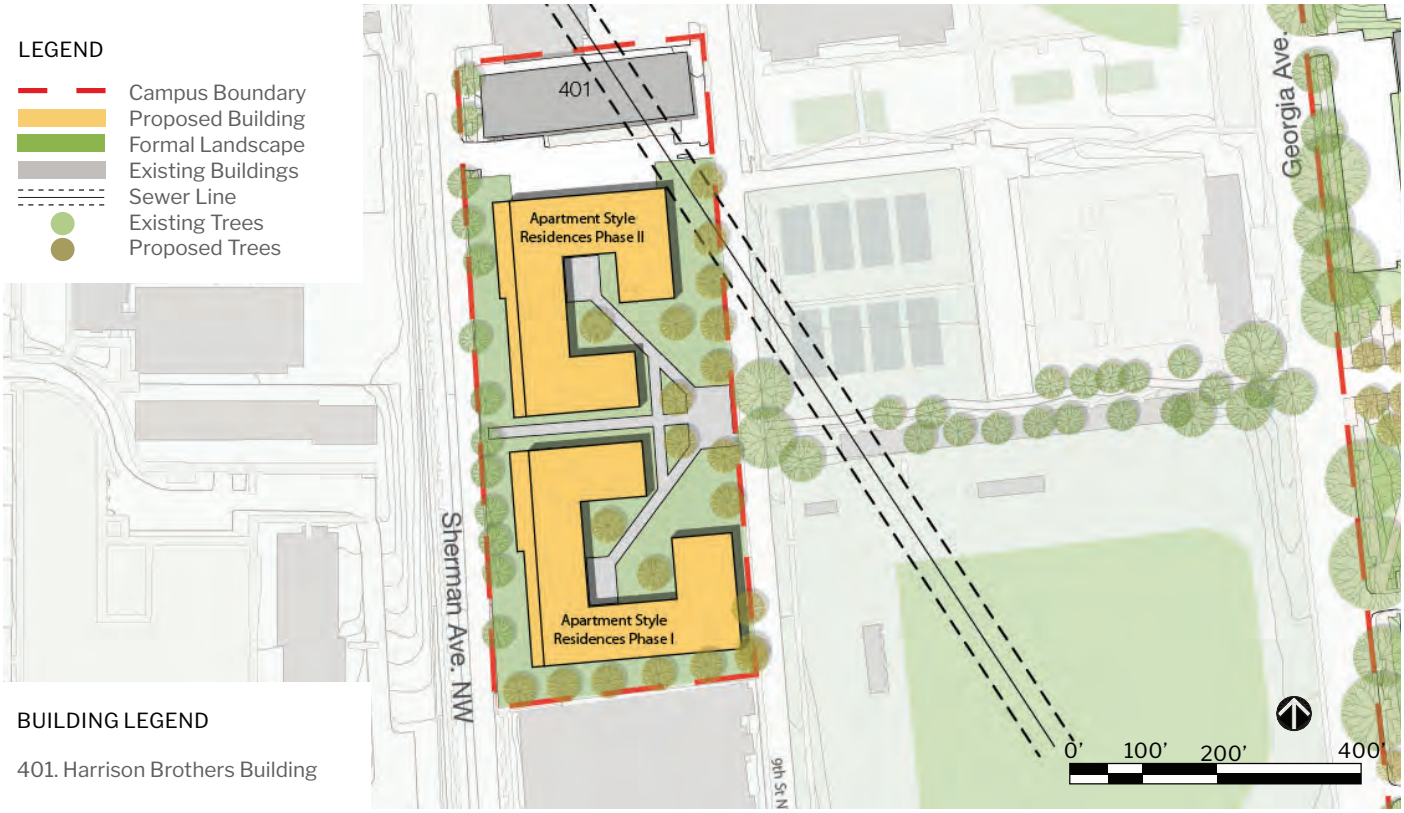

Figure 4.26: Apartment-Style Residences: Plan View

4.2 (G) Medical Office Building

4.2 (H) Howard University Hospital (H1,H2)

The Development of a new state-of-the-art teaching hospital and trauma center is a cornerstone of Howard's commitment to service. The proposed Medical Office Building (MOB) would be a seven-story, 180,052 GSF outpatient clinic facility, and the new seven-story, 677,045 GSF Howard University Hospital (HUH) will be an advanced, modern teaching hospital and trauma center.

The state-of-the-art facilities will serves both the planned health sciences programs and the DC community. The two adjacent facilities will occupy two sites on either side of Sixth Street between W and Bryant streets. Beyond the 10-year planning period, an interconnecting future phase (H2) is envisioned to the east of the proposed HU Hospital site (H1) in order to provide additional clinical operations and patient beds, as needed.

Historic Preservation Considerations

There are four existing buildings located on the two proposed sites, all of which would be demolished to accommodate the new hospital.

The first site, identified as building/site G, is located on the west side of 6th Street, and is currently occupied by two brick buildings located at 2230 Sixth Street NW and 2216-2220 Sixth Street NW. Neither building is currently designated.

2230 Sixth Street NW was built in 1940 to house and maintain the truck fleet of the Continental Baking Company, located nearby in the former Corby Baking Company complex on Georgia Avenue NW. Howard University obtained the property in 1993 and has utilized the building for storage. The building does not appear to possess the historical or architectural significance or integrity necessary to be eligible for individual listing in the National Register or DC Inventory.

2216-2220 Sixth Street NW was initially built in 1940 as offices and a distribution facility for the District News Company, owned and operated by Joseph Ottenstein who served as president of the company. It was expanded in 1946, 1954, and 1957 to accomodate growth of the company before moving to a new facility on Bladensburg Road.

The property was sold to the University in 1963 and it was renovated and reconfigured for use by the Howard University College of Medicine as office and lab space for the Human Genome Center. Today, the building is vacant. The building is potentially significant for its association with the original owner, the District News Company; however, past renovations to accommodate its

G. Medical Office Building (MOB) Zoning	
Zoned	PDR-3
FAR	4.5 (6.0/4.0 Non-Residential)
Height	90 (90' Max)
Lot Occupancy	(80% allowed)

H. Howard University Hospital (HUH) Zoning	
Zoned	MU-2
FAR	3.3 (6.0/3.5 Non-Residential)
Height	90 (90' Max)
Lot Occupancy	(80% allowed)

Table 4.16: HUH & MOB Zoning Requirements

G. Medical Office Building (MOB) @ 90' Height	
Zoning	PDR-3
Floors 1-2	32,000 GSF (each)
Total Floors 1- 2	**64,000 GSF**
Floors 3-7	29,013 GSF (each)
Total Floors 3-7	**116,052 GSF**
7	Levels of Office + Support Spaces
1	Level of Basement (Not Included in Total)
2	Level of Below-Grade Structured Parking
MOB TOTAL	**180,052 GSF** (GSF Does Not Include any below grade basement/parking)

H. Howard University Hospital (HUH) Phase I @ 90' Height	
Floors 1-2	82,000 GSF (each)
Total Floors 1- 2	**164,000 GSF**
Floors 3-6	53,900 GSF (each)
Total Floors 3-6	**215,600 GSF**
B1	Below Grade Level Parking
B2	Below Grade Level HU Program Service/MEP/Parking
B3	Below Grade Level Structured Parking
HUH TOTAL	**677,045 GSF** (GSF Does Not Include any below grade basement/parking)

Table 4.17: HUH & MOB Building Data

* Floor-specific GSFs are estimates only, and are not intended to limit design flexibility during further processing

change in use from an office and distribution warehouse to medical use have substantially diminished its integrity. Consequently, the building does not appear to be eligible for individual listing in the National Register or DC Inventory.

The second site, referred to as site/building H1, is located to the east of Sixth Street and is currently occupied by two buildings including a three-story plus basement brick building later occupied by the College of Nursing and Allied Health Sciences (Annex 1), and a three-story building within the south side courtyard of Annex 1, known as Annex 2. Annex 1 was constructed as the Freedmen's Hospital Tuberculosis Annex in 1941 at a time when tuberculosis was unequally affecting the District's African American residents. The TB unit at Freedmen's Hospital was considered crucial for helping to alleviate the crowded conditions of the other designated TB wards. The building was designed by architect Waddy B. Wood in the Stripped Classical style. The building's role in the treatment of tuberculosis was short lived following advancements in the treatment for the disease led to its decline and slow eradication in the District. In 1962, the TB Annex was converted and renovated for private medical patients of the Freedmen's Hospital. Following the building's transfer to Howard University in 1967, the building was re-purposed to house the College of Nursing and Allied Health Sciences.

Annex 2 was constructed in 1970 as a temporary facility to house the University health affairs library. It was designed by Robert Nash and Associates. The buildings were heavily damaged as a result of a steam tunnel rupture and are vacant. Neither building is currently designated as a historic landmark. Annex 1 is significant for its association with the Freedmen's Hospital Complex and is potentially eligible for listing in the National Register of Historic Places and the DC Inventory of Historic Sites. Its condition has been seriously affected as a result of the steam tunnel rupture diminishing its potential for reuse.

Neighborhood Context & Impacts

The proposed HU Hospital and Medical Office Building sites replaces these uses north of their existing locations. This shifts the functions closer to the campus core, which creates better connectivity and more opportunities for collaboration across disciplines. The proposed buildings will be right-sized to meet the projected future demand for beds, and efficiently configured to occupy less land. Structured parking is planned beneath both facilities, and loading/service would occur from Bryant Street NW.

Ambulances must have direct access from Georgia Avenue in and out via W and Bryant Streets. Ensuring two-way reconfiguration of these (currently one way) streets is critical to new HUH operations, and will require ongoing coordination with DDOT during further processing.

Green space displaced by the new H1 will be replaced with enhancements to green space east of the Stokes Library, during Phase 1 (first 5 years). Should H2 move forward, this green space shall be replaced elsewhere in proximity to LeDroit Park.

The new modern hospital and clinical offices within the Medical Office Building will positively impact, through health services, the immediate community, the City, and the greater metropolitan region. The new plan frees up land for future development that would also result in positive impacts on the economy, jobs, and increase housing opportunities. As planned, the combined projects should not result in any undesirable impacts to the neighboring communities.

Figure 4.27: Howard University Hospital & Medical Office building in Context

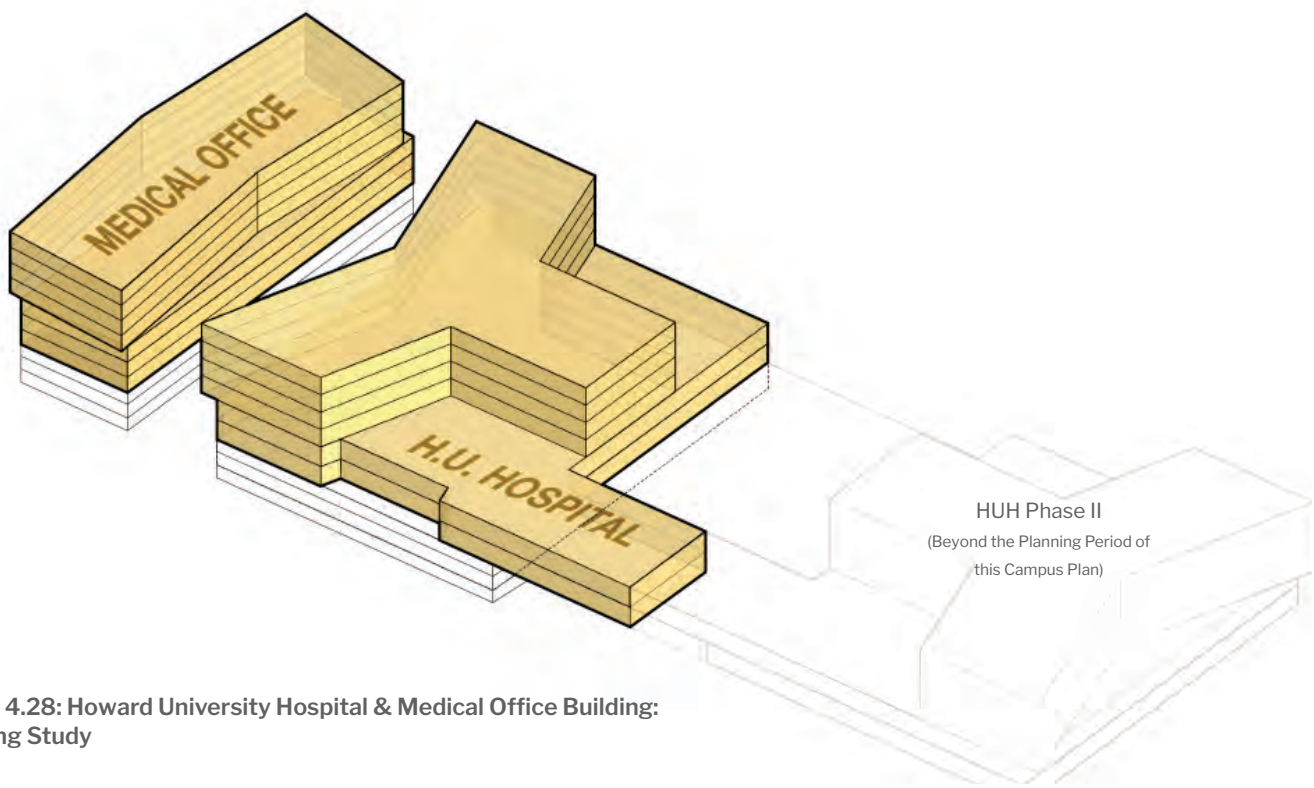

Figure 4.28: Howard University Hospital & Medical Office Building: Massing Study

Figure 4.29: HU Hospital & Medical Office Building: Plan View

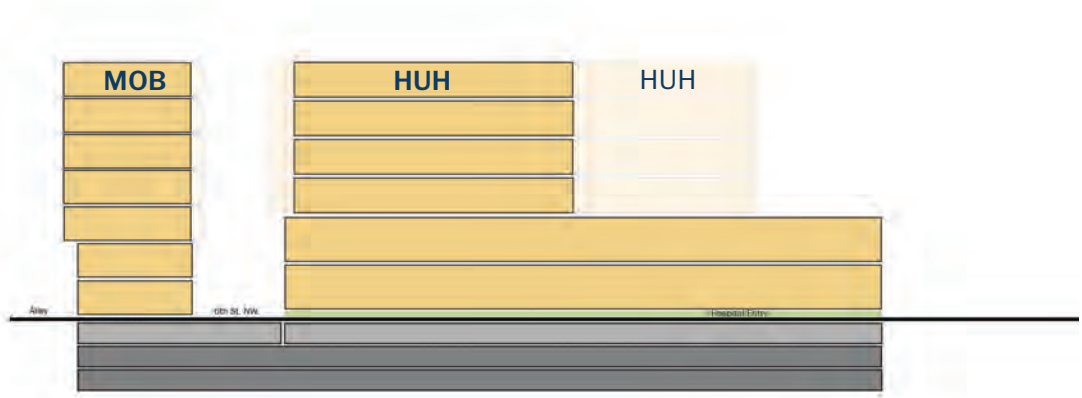

Figure 4.30: Howard University Hospital & Medical Office Building: Diagrammatic Section

Figure 4.31: Perspective between Medical Office Building & HUH

4.2 (J) Fusion Building

The Fusion Building (FB) will create a new epicenter for student engagement and activity, by fusing recreation, residential, and retail uses. The proposed concept provides additional flexibility in student life facilities and support spaces while adding density and animation to Georgia Avenue.

The 312, 000 SF mixed-use project will include student residences, a recreation center, a Wellness Center and Clinic, the iLAB, and appropriately scaled retail. Adjacent to Howard's Interdisciplinary Research Building, the new facility will create a new vibrant campus gateway on Georgia Avenue.

Historic Preservation Considerations

The proposed building is currently occupied by the University Wonder Plaza (iLAB) building, located at 2301 Georgia Avenue, NW. The proposed development program may require full or selective demolition of existing facilities.

The building was originally constructed in 1902 for the Corby Baking Company and was expanded with a large addition to house additional baking and distribution facilities in 1911. The Corby Baking Company was founded c. 1890 by brothers Charles I. and William S. Corby. Corby Baking prided itself on using modern baking technologies such as automation, including machines that could produce approximately 90,000 uniform loaves of bread, and cakes daily - totaling half a ton in weight.

The bakery was described in a 1915 as Washington's largest commercial bakery and as one of the nation's "most progressive" bakeries. The company perfected and patented several key baking processes and machines that modernized baking, including high-speed mixers with automatic counters, dough slides, and dough dividers. Many of these inventions and experiments that led to the modernization of baking practices took place at their main plant on Georgia Avenue.

J	Fusion Building (FB) Zoning
Zoned	PDR-2
FAR	2.4 (4.5/3.0 Non-Residential)
Height	90 (90' Max.)
Lot Occupancy	30% (80%)

Table 4.18: Fusion Building, Zoning Requirements

The brothers operated their baking company until 1925 when they sold operations to the Continental Baking Corporation, the makers of Wonder Bread. Continental Baking Co. operated the complex as a baking facility until 1988 when operations were moved to Philadelphia.

At that time, much of the former baking facility was demolished and replaced by a surface parking lot. A smokestack associated with the former bakery ovens (demolished) remains surrounded by surface parking.

The University purchased the property in 1993. Following its acquisition, the remaining portions of the bakery were renovated for University use and the ground floor fronting Georgia Avenue was heavily altered to accommodate retail and commercial use.

Despite these alterations, the remaining building is potentially eligible for listing in the National Register and DC Inventory as a surviving former industrial building and bakery building associated with the Corby Baking Company.

Neighborhood Context & Impacts

The proposed Fusion Building will become a nexus of activity on the western edge of the core campus. The proposed facility will include retail, restaurants, recreation, iLab, wellness, and student housing.

The project shifts housing closer to the campus core, which creates better connectivity, Utilizing the eastern edge of Georgia Avenue will lessen impacts to the neighborhood while infusing the corridor with valuable animation and foot traffic.

* Floor-specific GSFs are estimates only, and are not intended to limit design flexibility during further processing

J	Fusion Building (FB) @ 90' Height
Floors 1-2	66,668 GSF (each)
Total Floors 1- 2	**133,336 GSF**
Floors 3-7	35,714 GSF (each)
Total Floors 3-7	**178,570 GSF**
B1	Below Grade Level Parking / Bldg. Service
B2	Below Grade Level Paarking
HUH TOTAL	**311,906 GSF** (GSF Does Not Include any below grade basement/parking)

Table 4.19: Fusion Building, Building Data

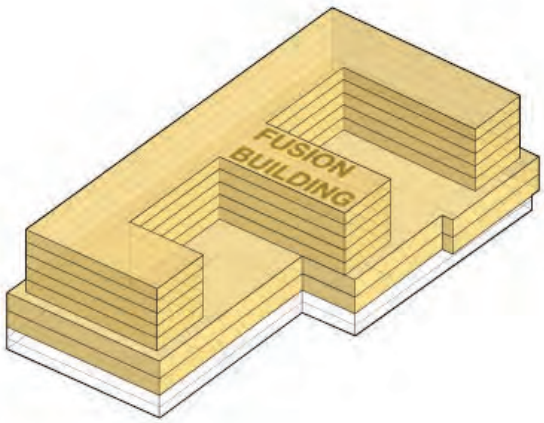

Figure 4.32: Fusion Building: Massing Study

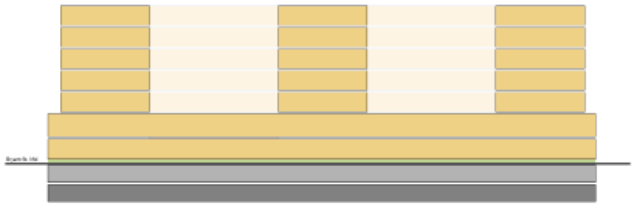

Figure 4.33 Fusion Building: Diagrammatic Section

Figure 4.34: Fusion Building in Context

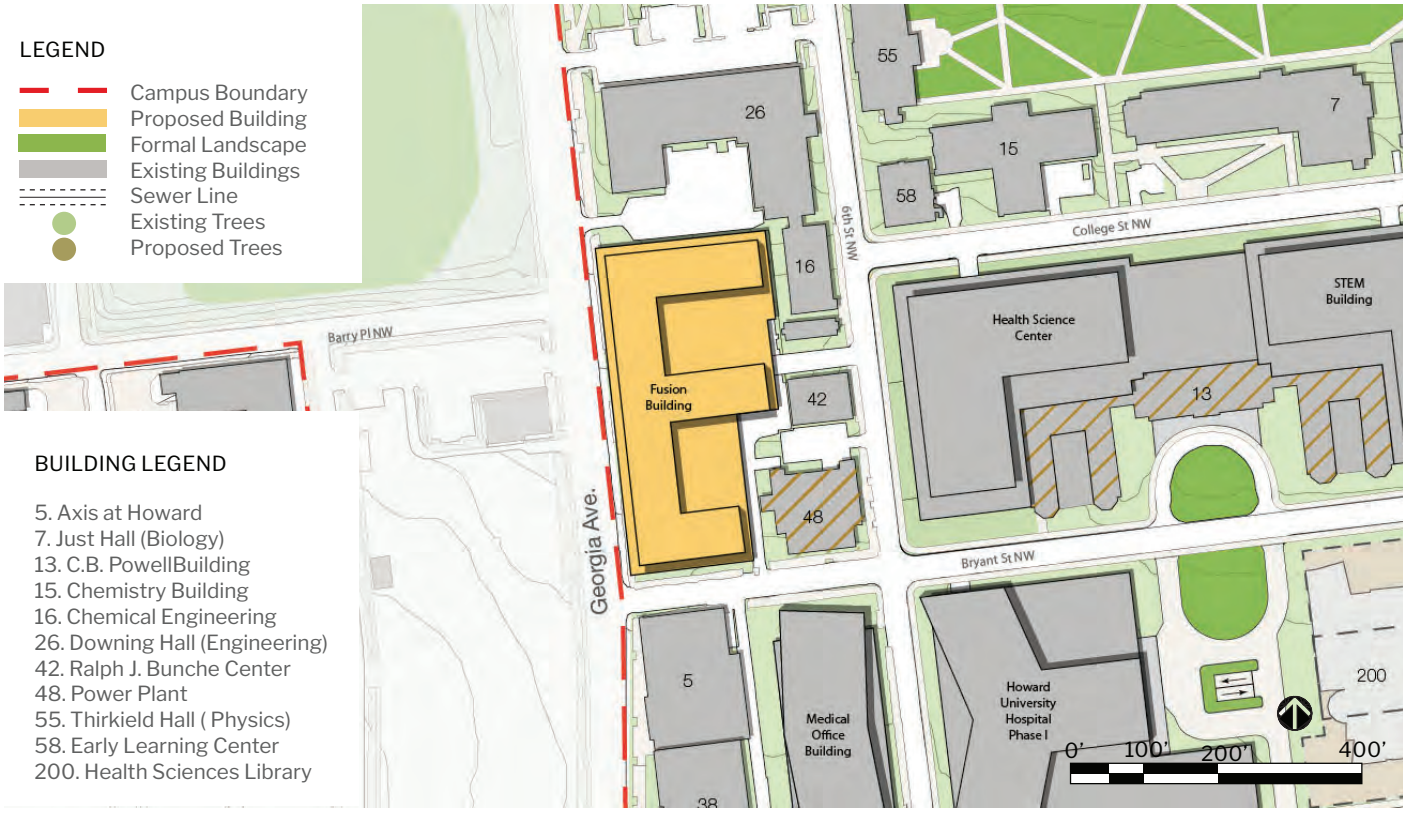

Figure 4.35: Fusion Building Plan View

4.3 Historic Preservation Study

4.3.1 Purpose, Background, and Scope

It is clear that the Howard University Central Carnpus contains a number of historic buildings and sites that are not currently designated as historic landmarks or as part of a historic district, but are nevertheless significant to the University and the District as a whole. Many of these resources are not widely recognized outside the campus boundaries today yet play an important role in telling a fuller and more complete history of the University and its role in our city and nation.

Howard University is a dynamic institution and, as its development history reflects, has adapted and changed over time to meet contemporaneous needs of its students, faculty, and in the case of the Howard University Hospital, its patients and medical professionals. To survive and remain competitive, the University must continue to meet the needs of its users and respond to constantly changing programming and market-driven influences. Its ability to adapt for the future is complicated by the restraints that come with an urban campus and the need to evolve and utilize its space to its highest potential.

Howard University understands that as it continues to evolve and develop it must consider the impact of proposed development on sites that are most important to the University's history. It also recognizes that it must balance educational, physical, and financial demands with appropriate stewardship of those historic resources.

As part of the 2020 Campus Planning process, Howard University commissioned a comprehensive analysis of the significance and integrity of the historic campus and its individual resources to inform the campus planning and potential for historic designation. This section provides an overview and summary of these efforts.

4.3.2 Methodology

To prepare the historic preservation element of the campus plan, Traceries completed on-site survey of the campus resources, including buildings, sites, objects, and structures was completed to identify the natural and built resources and provide an understanding of the existing conditions. The on-site survey took place in the fall of 2019 and spring of 2020. The survey resulted in the identification of 70 buildings, seven sites (designed landscapes), 17 objects (commemorative and artistic), and seven structures.

Simultaneously, archival research was conducted on campus planning efforts and individual resources through local repositories including the Moorland-Spingarn Research Center at Howard University; National Archives and Records Administration (NARA); Library of Congress (LOC); DC Public Library (DCPL), and others; however, the COVID-19 pandemic impacted accessibility of physical collections and thus analysis relied heavily upon available digital collections.

The Long Walk: The Placemaking Legacy of Howard University by Harry G. Robinson III and Hazel Ruth Edwards (1996) was a key resource to understanding and evaluating the history of the campus and its development periods and plans.

On-site survey documentation and archival research of the campus, development periods, individual resources, and architects of the campus buildings were recorded in an extensive resource inventory developed using a cloud-based database service (airtable.com).

The resulting database assisted in the recordation and understanding of campus development patterns and relationships. Findings were incorporated into a historic context for the campus, which is summarized in Section 3.2.1 of the campus plan. The context captures the critical events and patterns of development that define the University Central Campus. The context provides the framework for a more thorough understanding of the following:

- the role of The Freedmen's Bureau and African-American education during reconstruction;
- the founding of Howard University and early campus development;
- the impact of Mordecai Johnson, the University's first Black president, Albert Cassell, the University's first Black University Architect, and the federal governments New Deal on the physical makeup of the campus;
- the University's role in the American Civil Rights movement; and

- the impact of notable Black modernist architects and the General Services Administration on the physical growth of the campus during the mid-twentieth century.

Following the development of the historic context, the campus was evaluated for eligibility for listing in the National Register of Historic Sites and the DC Inventory of Historic Sites utilizing the methodology set forth in National Register Bulletins, How to Apply the National Register Criteria for Evaluation, How to Evaluate and Nominate Designed Historic Landscapes, Guidelines for Local Surveys: A Basis for Preservation Planning, Defining Boundaries for National Register Properties, and How to Complete the National Register Registration Form. A statement of significance, evaluation of integrity, and period of significance were developed to support the campus' listing as an historic district in the National Register.

Individual resources were evaluated to determine their contributing status to the significance of the potential historic district. To further aid in an understanding of the significance of the campus and its resources, an evaluation of the Relative Level of Significance (RLS) for each of the individual buildings to recognize each resource's comparative significance to the history and development of Howard University was completed. The RLS for each resource was based on two factors: 1) its individual contribution to one or more of the various aspects of significance that have been identified in the historic context, and 2) its historic integrity based on the National Register's seven aspects of integrity. A summary of this evaluation is included in Appendix 5.3 of this plan and shown in figure 4.36 Potential Howard University Historic Distric and Resource Relative Level of Significance Map.

Following the evaluation, recommendations were formulated for future historic district and landmark designation.

4.3.3 Summary of Findings

Based on the evaluation, as outlined above, it is clear that a portion of the Howard University Central Campus and the former Freedmen's Hospital merit listing as a historic district and holds sufficient integrity to convey this significance.

Statement of Significance

Founded in 1867, Howard University was created to expand educational opportunities for all races and genders, focusing specifically on African Americans, at a time when the country was undergoing an unprecedented political and social reconstruction following the Civil War. As originally envisioned by Oliver Otis Howard, the 1867 Congressional charter created six academic departments: Normal, Collegiate, Theological, Medical, Law, and Agriculture. The first buildings on the campus were funded by the federal government through the Freedmen's Bureau.

During the twentieth century, under the leadership of several prominent University presidents, the University continued to expand physically and in its academic offerings. Although technically a separate entity, a new Freedmen's Hospital complex was constructed at the southern end of the campus and served to provide the best possible learning environment for nurses and Howard University medical students and interns at a time when opportunities for Black medical professionals were limited. New campus buildings, including those constructed to serve Freedmen's Hospital, reflected a classical aesthetic. Campus buildings constructed during this period were largely constructed under the auspices of Albert Cassell, the University Architect, and reflected Georgian Revival and Classical Revival styles. By the mid-twentieth century, however, the University had transformed from a small, liberal arts college to a full-fledged research university that continued to promote the advancement of minorities. With funding provided by the Federal government and building designs by prominent Modernist Black architects, the campus transformed into the entity it is today.

Beyond this, as a predominantly Black university, the students and faculty of Howard University became increasingly vocal in protesting inequality within American society and within the institution. The Howard University chapter of the NAACP was established in 1937, as the University played an increasingly leading role in the Civil Rights Movement locally and nationally. Howard Law School dean Charles Houston and Thurgood Marshall, the school's most famous graduate, spearheaded an NAACP legal campaign that achieved victories establishing national legal

precedents in the areas of desegregation and racial discrimination. During the 1940s, graduates of the law school became leaders in the direct-action protest movement against discriminatory practices in the District of Columbia. In addition, Howard's School of Religion emerged as an intellectual center which formulated a non-violent approach to protest that was adopted by leaders such as Martin Luther King Jr. and others. By the mid-1960s, the Black Campus Movement called for a greater African American cultural perspective in the curriculum offered at HBCUs. The movement was national in extent, and one of the most important protests associated with it occurred at Howard in 1968 and 1969. These protests ultimately helped to redefine education for Blacks in America.

This rich history leads to a determination that there is a potential Howard University Historic District holding significance under the following areas of significance as identified by the National Register of Historic Places Bulletin How to Apply the National Register Criteria for Evaluation: Education, Ethnic Heritage: Architecture, Community (Campus) Planning and Development, Health and Medicine,and Social History.

The potential Howard University Historic District(s) meets *National Register Criterion A* for its association with the development of Howard University and Freedmen's Hospital and the respective contribution of these institutions to the education and training of African Americans. The potential historic district also meets Criterion A because it served as the location of demonstrations that contributed greatly to the Civil Rights Movement locally and nationally (Related Areas of Significance: Education, Ethnic Heritage: African American, Health and Medicine, and Social History).

The potential Howard University Historic District meets *National Register Criterion B* for its association with the lives of significant persons in our past. General O. O. Howard, commissioner of the Freedmen's Bureau and one of the founders of Howard University, is one such person. Mordecai Wyatt Johnson, the first African American to serve as the President of Howard University, is another.

The potential Howard University Historic District meets *National Register Criterion C* as it reflects several distinct architectural styles that define the campus' physical growth. Its earliest buildings, of which only two pre-date the twentieth century, are Queen Anne and Romanesque Revival in style. During the first half of the twentieth century, new campus buildings adhered to the Classical, Georgian, and Colonial Revival Styles and were sited in accordance to master planning documents and largely constructed under the auspices of Albert I. Cassell, university architect. Following World War II, Howard University, under the auspices of the General Services Administration and in line with the changing standards for design, began to construct Modernist-style buildings designed by prominent Black architects such as Hilyard Robinson and Paul Revere Williams. The campus maintains possibly the largest group of Modernist buildings within a single campus in the District of Columbia. (Related Areas of Significance: Architecture and Community (Campus) Planning and Development).

Assessment of Integrity

In general, Howard University retains much of its historic integrity in terms of location, materials, workmanship, and association. The historic core of the central campus retains integrity of design, setting and feeling; however, property acquisitions, new additions, and urbanization of the campus along the campus periphery and west of Georgia Avenue during the late-twentieth century have diminished the once defined campus edges and have resulted in the blurring of the campus boundary. Integrity of feeling is diminished as a resulted of this blurred boundary.

Period of Significance

An appropriate Period of Significance for Howard University should extend from 1867 through 1969 to correspond to the year that the University was officially established through the year that President Dr. James Nabrit, Jr. officially resigned, thereby temporarily quelling civil unrest on the campus. This period of significance encompasses the years of physical growth on the Central Campus and the developments included as part of Albert Cassell's 1932 Master Plan, which established the conceptual framework for the physical characteristics of the campus that persists today. It also encompasses development on the campus during the 1950s and 1960s based on the 1951 Master Plan by the General Services Administration that followed the framework of Cassell's 1932 plan. It excludes later physical growth and development

that resulted in expansion of the campus boundaries and a clear departure from the vision of Cassell under the leadership of Dr. James E. Cheek, who served from 1969 through 1989.

Potential Howard University Historic District

Preliminary boundaries for the Potential Howard University Historic District and contributing and non-contributing buildings are illustrated in Figure 4.36. The preliminary boundary encompasses the historic core of the central campus and its contributing buildings and landscapes. The boundary is bound by Harvard Street to the north, Fourth Street, NW to the east, Bryant Street, NW to the south, and Georgia Avenue to the west. The preliminary boundary excludes buildings acquired and/or constructed outside the period of significance and resources that do not contribute to the areas of significance. Areas south of Bryant Street, including the former College of Nursing and Allied Health Building (Building #11), the Howard University Medica School, and the Howard University Hospital are excluded from the boundaries of the potential historic district due to construction outside the period of significance and diminished integrity.

4.3.4 Recommendations

As the 2020 Campus Plan is implemented, Howard University will continue to work with the DC Historic Preservation Office to identify, evaluate, and rehabilitate historic resources on the campus.

In addition, the University should undertake the following actions:

1. Take into account historic preservation considerations in section 4.2 when implementing proposed development on the campus and the potential for development schemes to adversely effect potential historic resources. Consider alternatives that can achieve the University's goals.

2. Implement maintenance and rehabilitation plans for existing designated historic resources including Andrew Rankin Memorial Chapel, Howard Hall, Miner Building, Frederick Douglass Memorial Hall, Founders Library, and the Carnegie Building.

3. Engage with University and community stakeholders and establish a committee to communicate and discuss historic preservation findings and collect additional insights and context on the history of the campus and its resources.

4. Work with the DC HPO and stakeholders to refine and nominate the proposed Howard University Historic District to the DC Inventory of Historic Sites and National Register of Historic Places.

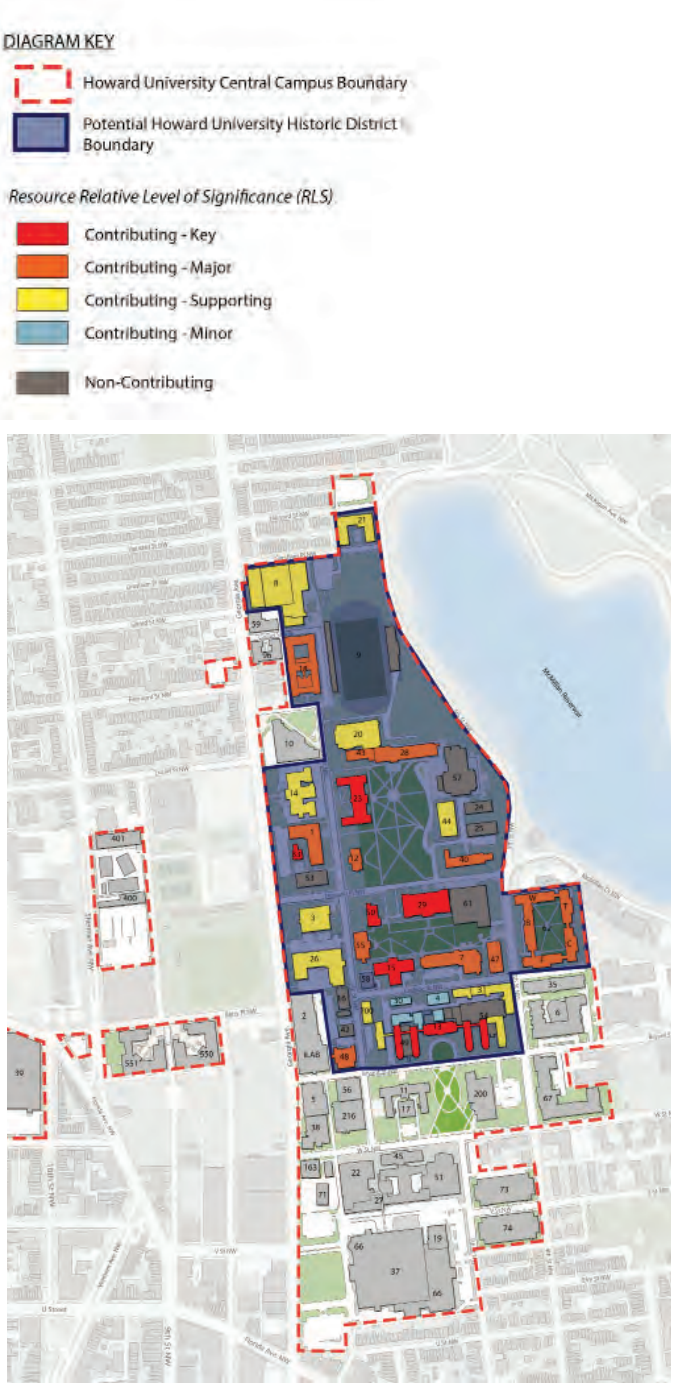

Figure 4.36: Pontential HD Boundary and RLS

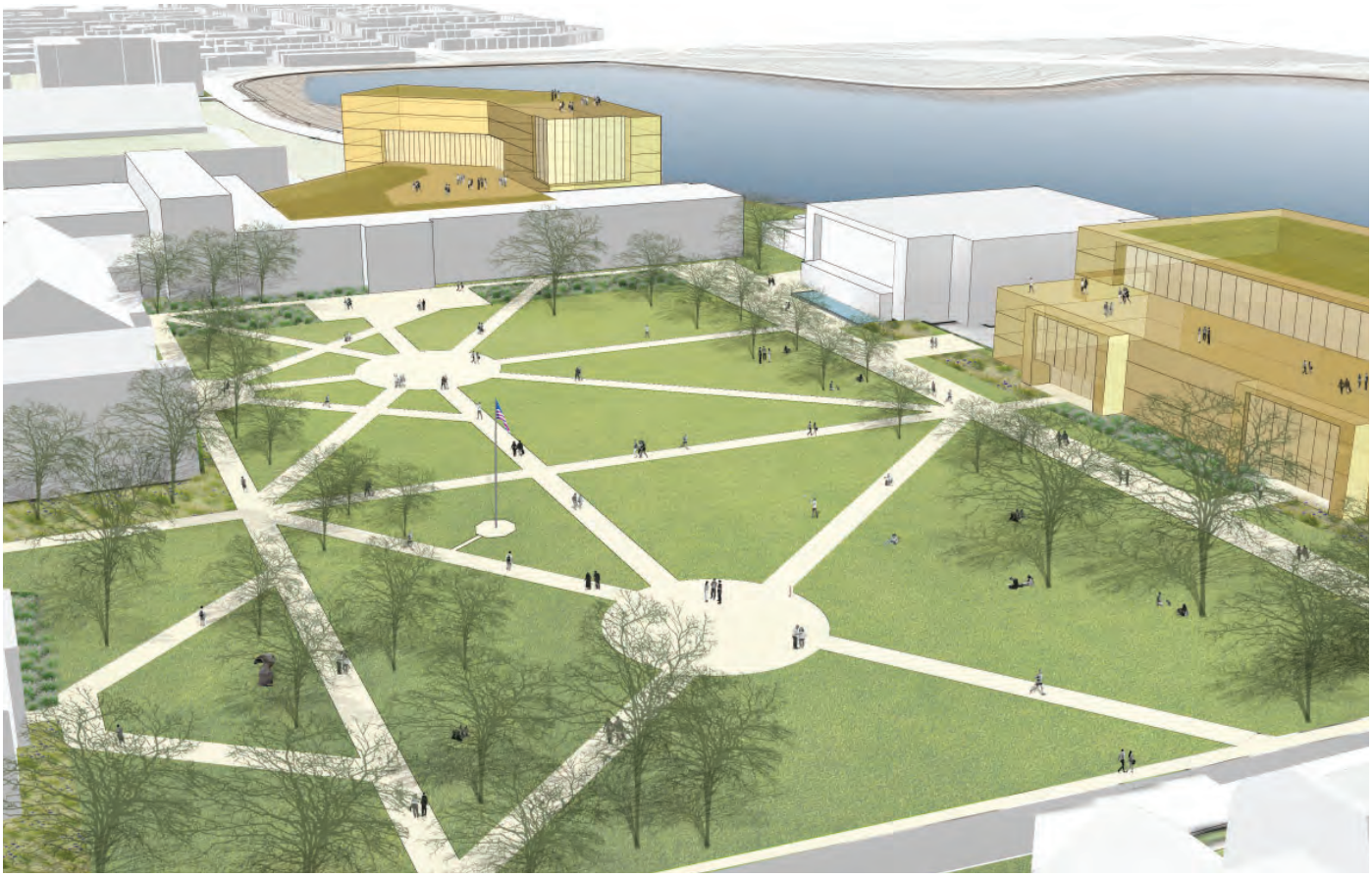

Figure 4.37: The Yard (Upper Quadrangle) Proposed Perspective

4.4 Campus Grounds

4.4.1. Proposed Landscape & Open Space

The campus landscape is a treasured amenity that is remembered by students, faculty and alumnae as a special quality of a university. The design of the landscape at Howard University is equally as important as the design of its buildings. The campus landscape plays many roles in academic life and should provide a rich variety of open spaces as a counterpoint to the intensity of urban and academic life.

Tree Canopy

During the design and further processing of each development project, a survey will be required of all trees with critical roots within the limit of disturbance. Trees located outside of the limit of disturbance should be surveyed if their root system extends into the disturbance zone. A tree protection plan will need to be prepared for review and approval.

Any trees identified to be removed should be evaluated for condition and canopy coverage. Proposed planting plans should promote meeting or exceeding the existing coverage at maturity. Transplant value should be evaluated during the tree survey.

The review process shall include an internal HU review of all trees to be removed or relocated, followed by a review by DC Urban Forestry of any Special or Heritage Trees located within the disturbance zone.

Heritage Trees should not be removed from the site. A tree protection construction plan and a three-year tree management plan should be submitted to Howard University and DC Urban Forestry Division.

Special Trees in fair condition or better should be protected in place when possible. If a Special Tree requires removal, a Special Tree permit must be submitted to DC Urban Forestry Division.

Figure 4.38: Proposed Trees vs. Existing

Trees under 14" Diameter at Breast Height (DBH) in good - excellent condition should be protected in place when possible and evaluated for transplant if they conflict with the future development.

Based on review, the following development impacts should be taken under consideration:

- Development site B has one Special Tree that is currently in fair/poor condition that will need to be removed.
- Development site C has two Heritage Trees that will require protection during construction.
- Development site D has one Special tree in good/ fair condition that will need to be removed, and four others requiring protection
- Development site G has one Special Tree in fair condition that will require protection.

Enhanced Landscapes

Significant landscape improvements are proposed in the Landscape Plan to raise the general quality and first impressions of the Campus. The Landscape Plan reinforces the principal organizing elements of the Campus - the Upper, Lower, and Southern (Freedmen's) Quadrangles - and is designed to extend the picturesque quality of the best landscape area - the Upper Quadrangle, known as 'The Yard.'

The Yard (Upper Quadrangle)

The Landscape Plan reconfigures the existing service drive and expands the design of the historic Upper Quadrangle into the reclaimed space. Walkways are modified to focus on the pedestrian experience with additional nodes and areas for informal gathering, while still accommodating service and loading access to the current and future buildings.

The pathway materials of the new east walk should be reinforced to support emergency and service vehicles, while aesthetically matching the feel of the original pathways within the Upper Quad. The new extended quad could accommodate opportunities for smaller plazas for seating. Planted stormwater management swales and rain gardens should be integrated into the base building planting design to mitigate runoff and key paving areas. The Yard's lawn includes additional canopy trees

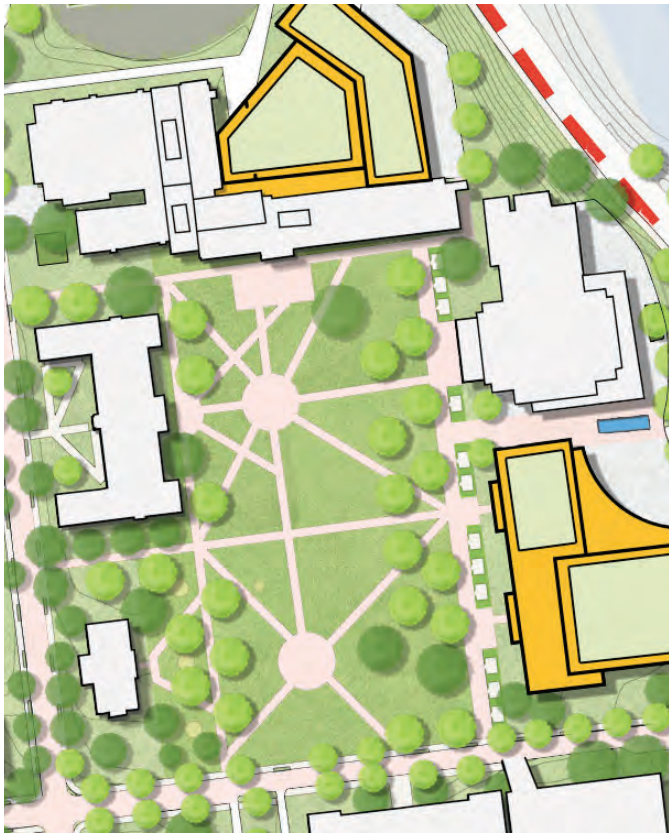

Figure 4.39: The Yard Plan

Figure 4.40: Open Space

planted along the east and west perimeters in a formal arrangement. The main lawn should be maintained as an open lawn to accommodate large gatherings and functions, with minimal improvements that would impede the flexibility of event layout.

Transition spaces between the new Arts and Communications building, the Blackburn University Center, and the new Union building should offer glimpses of the McMillian Reservoir. Stormwater management structures or fountain features can help build the visual reference between the campus and the reservoir. The eastern building terraces will provide views overlooking a naturalized slope of native plant species and the reservoir.

Hospital Plaza

The Hospital Plaza supports pedestrian and vehicular circulation for doctors, patients and visitors. The entrance plaza should relate to the historic arched ambulatory driveway on the north side of Bryant Street. Hardscape, planting and site furnishings should be of a similar form, connected by a decorative mid-block pedestrian crossing.

Figure 4.41: Hospital Plaza Landscape

Figure 4.42: The Hospital Landscape

The entry plaza and central green space should offer inviting open spaces for seating, gathering and respite. Canopy shade trees and low growing buffer planting should be integrated into the planting to reinforce the softscape zone from the drive area. Consideration should be taken in the below grade garage design to accommodate trees and stormwater management structures. The hospital site should display legible directional signage and lighting elements to highlight vehicular and pedestrian zones within the space.

Remaining green space on this site should be activated for campus & community use to offset the proposed development footprint.

4.4.2 Gateways, Connections & Nodes

Streetscape enhancement strategies for all connective environments should include:

1. Provide comprehensive stormwater management through low impact strategies.
2. Wider sidewalks to accommodate pedestrian movements.
3. Accessible sidewalks and roadway crossings
4. Enhanced soils and expand the soil volume in tree pits to promote healthier tree growth.
5. A legible wayfinding system
6. Safety and security on and off campus.
7. Continued partnership with the DC Department of Transportation.

This master plan identifies three (3) types of connective environments: Edge Treatments, Campus Spines and Neighborhood Spines.

It also identifies two (2) types of focal environments: Gateways and Nodes.

Gateways & Nodes

Campus gateways are the visual identifiers that reflect main points of entry to the campus (edge gateways), and entrance thresholds into special spaces within the campus (internal gateways).

Originally, the primary gateways to Howard University were located at Sixth Street and Howard Place in the 1930's by Albert Cassell, Campus Architect.

Albert Cassell colaborated with Landscape Architect David Williston and Architect Louis Frey to integrate landscape elements into the development plans.

These impressive gateways were intended to provide visual first impressions of the Campus at strategic locations and offer a sense of welcome and openness while delineating the boundaries of "sacred" space. As the Campus has grown, these gateways are no longer on the perimeter of the Campus and serve as internal pedestrian gateways to the Upper Quad.

Nodes are focal points of intersection that present unique placemaking and wayfinding opportunities.

Edge Treatment

Important street corridors, such as Georgia Avenue and streets shared with the neighborhoods provide the primary initial impression and public edge for the University.

Edge gateways should reinforce campus identity and serve as opportunities to expand campus placemaking into the public realm. Amenities to consider integrating into edge gateway design include plaza spaces, seating elements, public art, interpretive/interactive signage, and enhanced planting treatments.

There are two (2) Edge Treatments in the sutdy area:

1. The Georgia Avenue public realm serves as the main commercial spine to the campus. Where there is opportunity, create open spaces that fosters engagement between campus life and the neighborhood. A key location to consider is the intersection of Georgia Avenue and Howard Place, in front of the College of Engineering and Architecture.
2. The 4th Street/McMillan Reservoir Edge serves as a currently under-realized opportunity to create a safer and more harmonious pedestrian connection along the eastern edge of the campus boundary. This corridor should take advantage of views to the adjacent McMillan Reservoir site and connect the northern and southern ends of campus to the campus core.

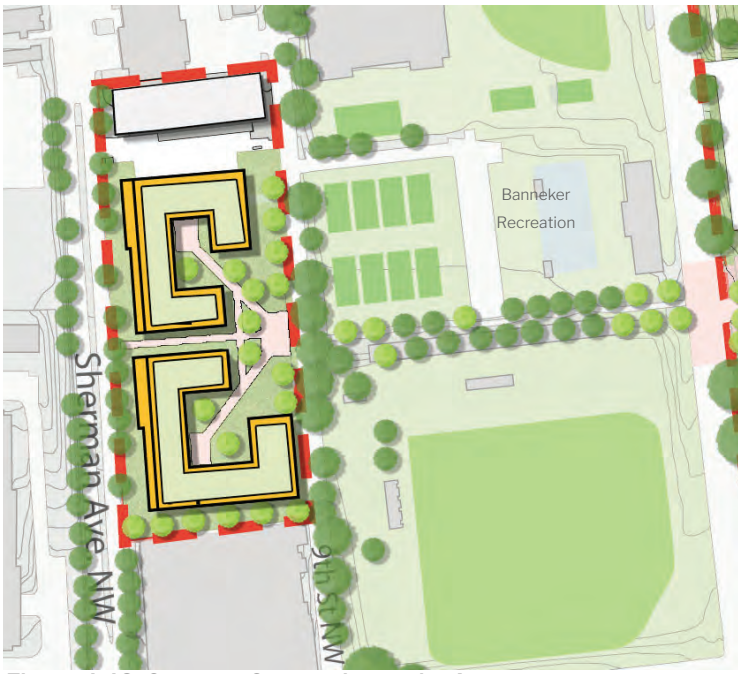

Figure 4.43: Gateway Connection to the Apartments

Campus Spines:

There are three (3) Campus Spines in the study area that support intra-campus pedestrian, vehicular and bicycle movements:

1. 6th Street runs north and south, and weaves together all functions of the campus. This spine is the only continious way to walk through campus from one end to the other. Waydinding, signage, and tree planting efforts should continue to reinforce this as a greenway.
2. Howard Place runs west to east, connecting 4th Street to Banneker Park. The pedestrian connection continuous through Banneker Park to the future residential halls on 9th Street, and further to the Sherman Avenue corridor.
3. College Street runs west to east, conencting 6th Street to 4th Street. Reclaim surface parking and create open spaces that further articulate the link into the Lower Quard. Consider placing a sculptural art piece in the Lower Quad that is visible from College Street to draw attention up the stairway connection into the space.

Neighborhood Spines

There are two (2) Neighborhood Spines in the study area that support extra-campus pedestrian, vehicular, and bicycle movements.

1. Bryant and W streets should be two-way streets between Georgia Avenue and 4th Street, and serve as primary vehicular access to the future hospital.

Both streets should serve as primary pedestrian cross-campus connections.


Figure 4.44: Aerial Perspective