



2020 Central Campus Master Plan

April 5, 2021

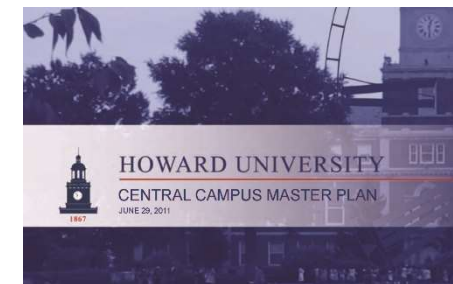
Presented to
the Zoning Commission
for the District of Columbia

**HOWARD
FORWARD**

Central Campus Concepts

INSTITUTIONAL CONSIDERATIONS

- Align campus environments with the 5 Howard Forward **Strategic Plan** priorities:
- Optimize central campus **land use** and increase **animation** by promoting development of condensed, interdisciplinary facilities;
- Position prime, surplus assets for **boundary extraction** and non-institutional development to fund the mission & campus plan
- Acknowledge legacy of contributing campus **historic resources**, including buildings and landscapes;
- Maintain and enhance Howard's continued economic, social, and cultural contributions to the local community, the city, and beyond;
- Ensure alignment with the DC Comprehensive Plan and Duke Plan
- **Retain flexibility** to adapt academic initiatives to react to ongoing academic renewal and prioritization processes



Central Campus Concepts

INSTITUTIONAL PLANNING GOALS

ACADEMIC

- Provide an **interdisciplinary** center for the **Arts & Communications** programs;
- Create an innovative **interdisciplinary** environment for **STEM** that offers groundbreaking instructional space;
- Create a **multidisciplinary Health Sciences Complex** to integrate Medicine, Pharmacy, Dentistry, and Nursing & Allied Health Sciences into one building;
- Develop a new, world-class, **urban teaching Hospital** with an associated **Medical Office building**

CAMPUS LIFE

- Provide new, attractive **apartment-style housing** to enable more constituents to live near the central campus.
- Provide additional student-focused space for activities, wellness, recreation, and socializing in new **HU Union & Fusion Buildings**;
- Provide additional athletic support and program space in a new Intercollegiate **Athletics Annex**;



Central Campus Concepts

PLANNING PRINCIPLES

Support the Academic Mission

- The key mission-driven area of focus for Howard University is education, research, and human development. 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, staff, and affiliates.

Improve Campus Quality of Life

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

Advance Smart and Sustainable Urban Design

- Continue to advance a strong composition and balance of building density and mixed use within a variety of formal quadrangles and informal open spaces. Explore appropriate strategies to integrate/activate Howard University's campus edges to address and enhance both the internal campus and the external community.

Improve the Public Realm

- Commit to the enhancement and maintenance of the campus cultural landscape to reinforce a unique sense of place that has meaning and memory for the campus community.

Enhance Walkability and Connectivity

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

Foster Community Engagement

- Support ongoing collaboration with representatives from neighboring residential areas, as well as those from the District of Columbia and Federal governments for the purpose of enhancing the quality of life within the greater campus community.

Promote Sensible Sustainability

- Pursue strategies to meet the University's goals and objectives in an environmentally sustainable manner that serves to expand student, faculty, staff, alumni, and public awareness.



HOWARD FORWARD 2019 - 2024

Existing Central Campus

Typical Enrollment ~10,000 students

Howard University has almost six million square feet of space in over seventy-four buildings within its Central Campus boundary.

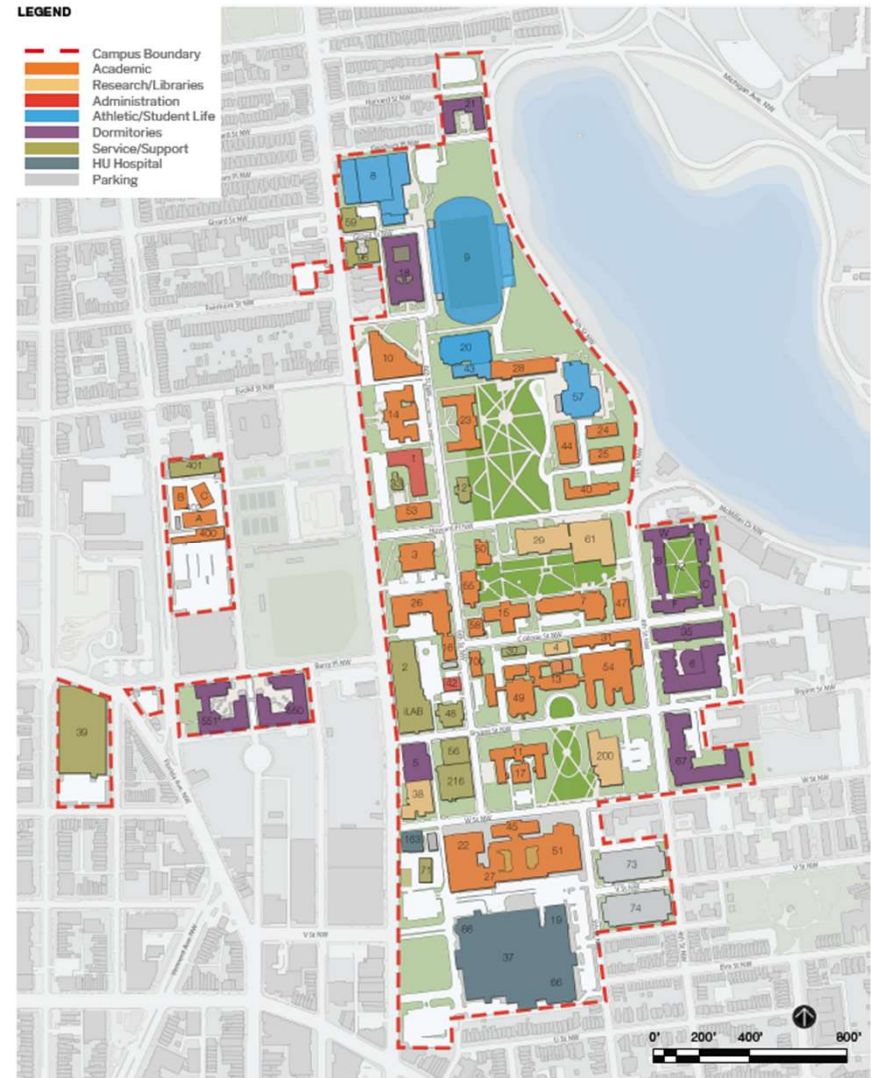
Concentrated at the north end of the campus are athletic & events functions with Greene Stadium, Cramton Auditorium, and the Burr Gymnasium located along Georgia Avenue NW & 4th Street NW.

Academic and student support/ service functions (library, instructional, student union, and administration facilities) occupy the campus core, from south of the stadium to W Street NW.

The upper and lower quadrangles have a high concentration of academic core functions, while science, communications, and health sciences facilities are located between College and V streets.

The southernmost section of the Central Campus is home to Howard University Hospital, Hospital Towers Building, and the Cancer Research Center.

Several residence hall facilities provide housing for undergraduate and graduate students in three (3) main clusters to the north, east, and west of the campus core.



2020 Central Campus Plan

The vision of Howard University as a world-class academic and research presence 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 priorities that support the mission, vision and strategic priorities of the University.

- A** Intercollegiate Athletics Annex
- B** Center for Arts & Communications
- C** Howard University Union
- D** Health Sciences Complex
- E** STEM Center
- F1/F2** Apartment-Style Residences
- G** Medical Office Building
- H1** Howard University Hospital
- H2** Future HU Hospital Expansion (2030+)
- J** Fusion Building



Central Campus Historic Resources

The 2020 DC Historic Preservation Plan: **Preserving for Progress**, outlined initiatives and goals to improve the recognition of historic resources on university campuses, including Howard.

Goal D3: Preserve Campuses and Landscapes aims to “protect and sustain historic and cultural landscapes through the sensitive management, planning, and development.”

- Completed On-Site Survey & Resource Inventory
- Researched historic context & evaluated individual resources
- Collaborating with HPO on HP Recommendations

Current Listed On-Campus Buildings:

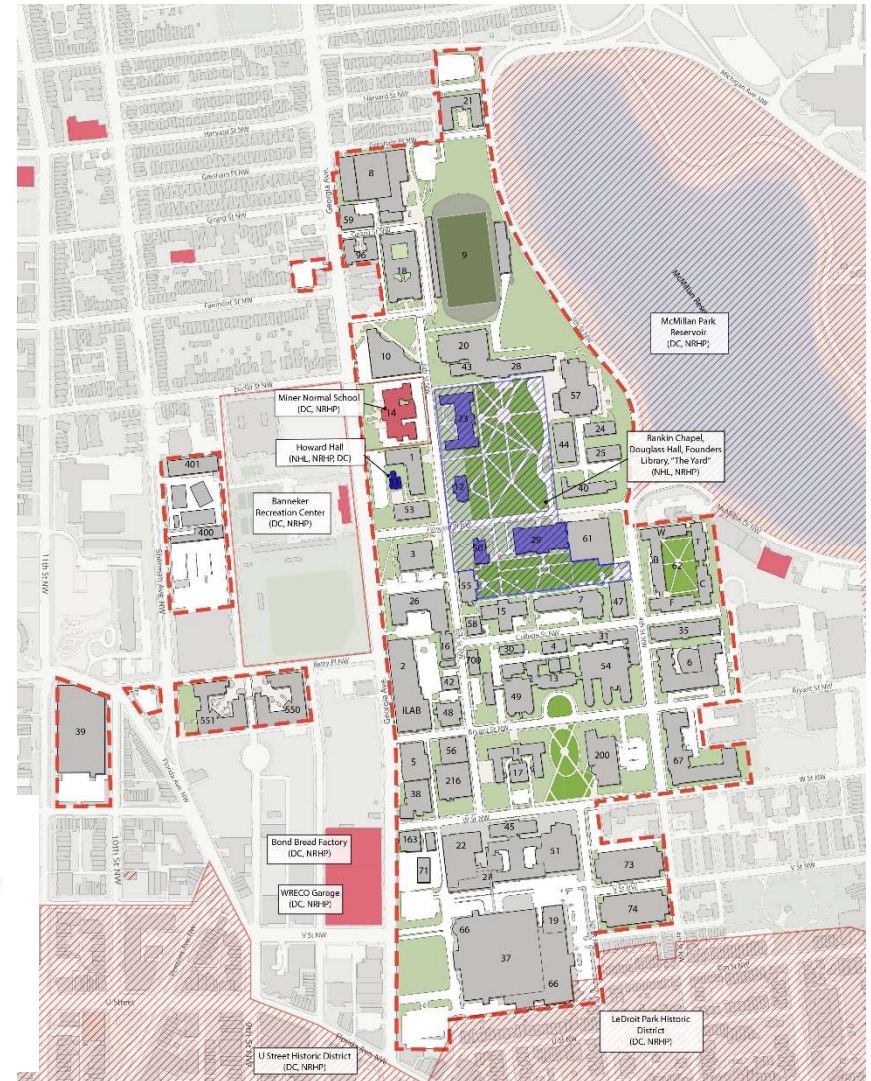
- Oliver Otis Howard Hall
- Andrew Rankin Memorial Chapel
- Andrew Carnegie Building
- Founders Library
- Frederick Douglass Memorial Hall

Current Listed Off-Campus Buildings:

- Mary Church Terrell House

DIAGRAM KEY

-  Howard University Central Campus Boundary
-  Designated National Historic Landmark
-  Historic Landmarks and Districts listed in the National Register of Historic Places and DC Inventory of Historic Sites



Central Campus Historic Resources

The **Proposed Howard University Historic District**, outlines a period of significance ranging from inception through 1969.

Goal D3: Preserve Campuses and Landscapes aims to “protect and sustain historic and cultural landscapes through the sensitive management, planning, and development.”

- Completed On-Site Survey & Resource Inventory
- Researched historic context & evaluated individual resources
- **Collaborated with HPO on HP Recommendations**

Current Listed On-Campus Buildings:

- Andrew Rankin Memorial Chapel
- Andrew Carnegie Building
- Founders Library
- Frederick Douglass Memorial Hall
- Oliver Otis Howard Hall
- Myrtilla Miner Building






Current Listed Off-Campus Buildings:

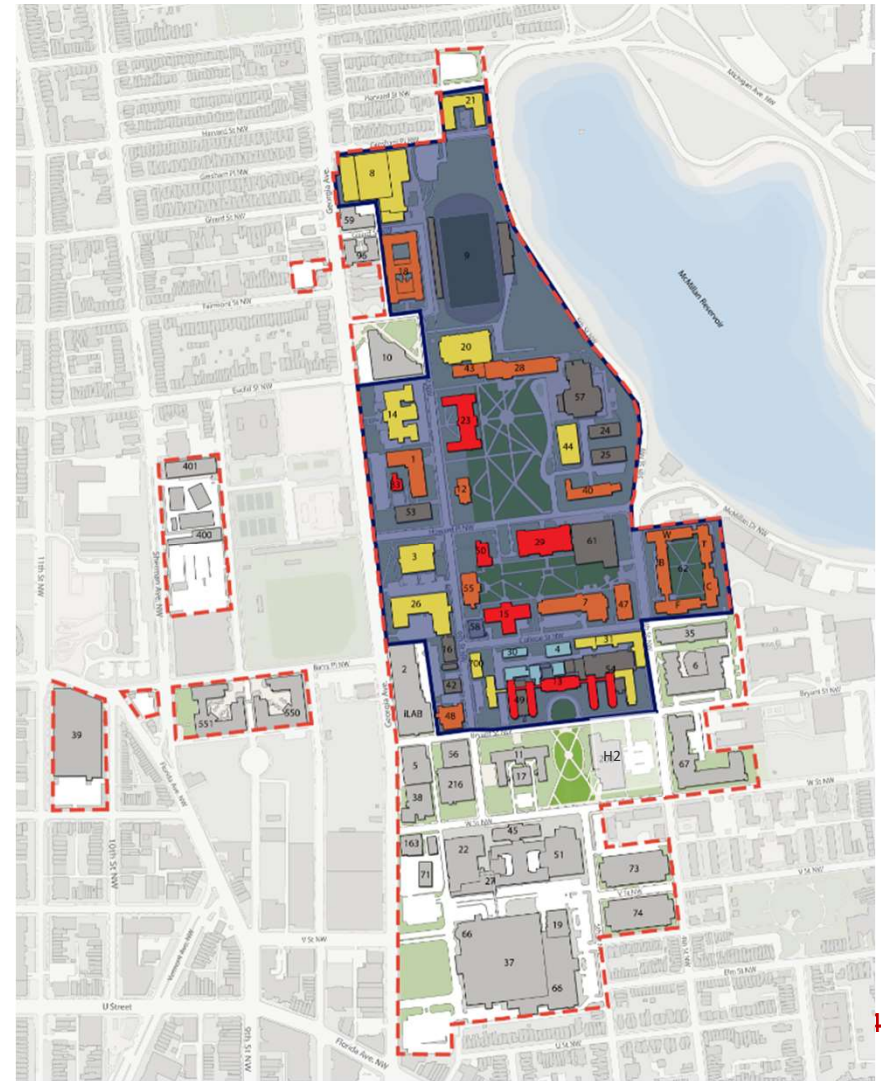
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DIAGRAM KEY

-  Howard University Central Campus Boundary
-  Potential Howard University Historic District Boundary

Resource Relative Level of Significance (RLS)

-  Contributing - Key
-  Contributing - Major
-  Contributing - Supporting
-  Contributing - Minor
-  Non-Contributing



Central Campus Parking

The overall approach to parking is to remove a significant amount of spaces (both in and outside the boundary) and replace with new parking structures in the core/periphery.

The amount of parking added back to the campus will not exceed the current DC approved amount.

The goal is to establish a parking “ceiling.”

Academic/Non-HUH Parking

- As of the 2011 CMP: 2,295 spaces – all dedicated HU use
- Today: 1,963 spaces in use (some 100+ spaces are for visitors)
- Goal is to reduce overall demand – continue success from last CCP

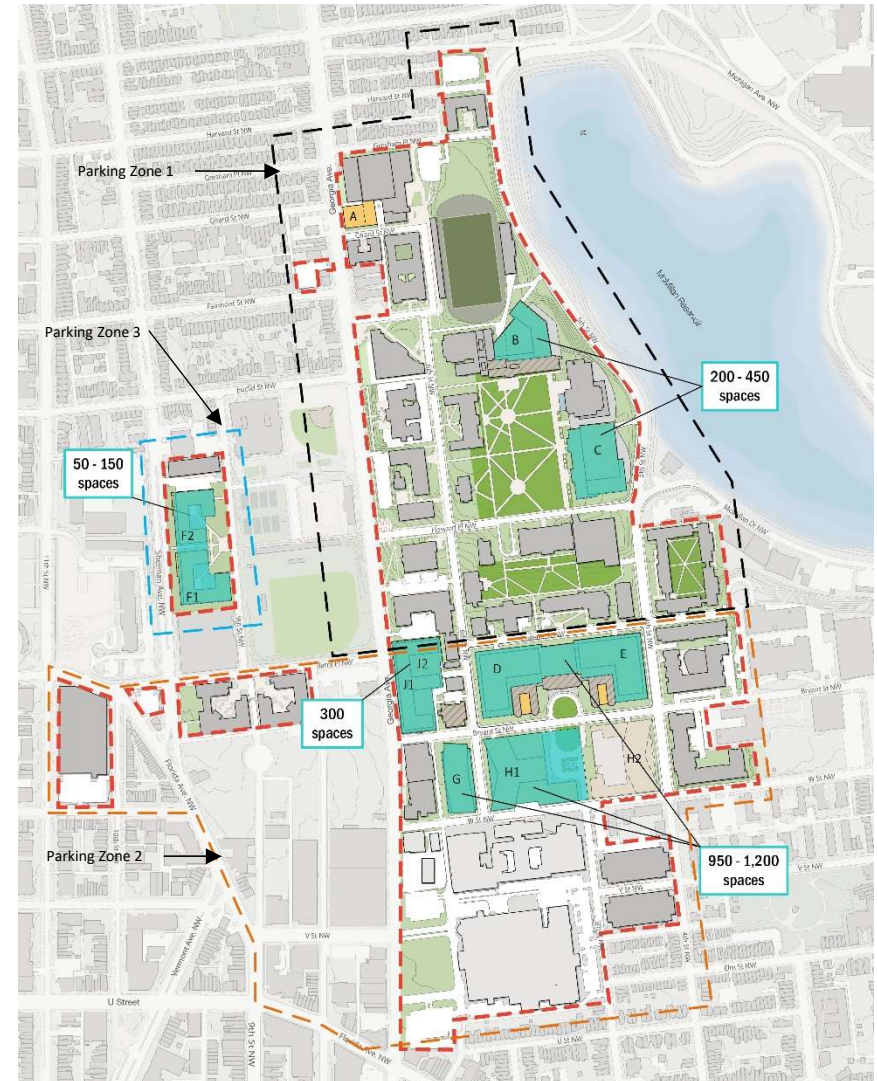
HUH Parking

- HUH parking is critical to operations
- HUH parking is currently ~1,614 spaces – seek to maintain this count

Performance Measure	2011	2019
Student parking permit cost	\$240	\$680
Staff parking permit (reserved) cost	\$400	\$2,288
Number of academic parking spaces	2,295	1,963
Academic parking demand	1,748	1,225
Peak parking occupancy	76%	62%

LEGEND

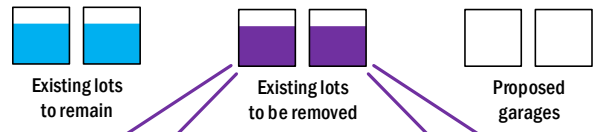
- Campus Boundary
- Proposed Buildings
- Existing Buildings
- Proposed Parking
- Open Space
- Formal Landscape
- Athletic Field
- Existing Utility Line



Central Campus Parking

- Existing parking demand to remain in place
- Existing parking demand to be redistributed
- Added parking demand

Remove existing demand from lots to be removed.



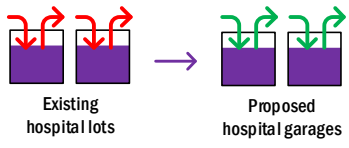
Redistribute that demand to remaining lots and proposed garages.



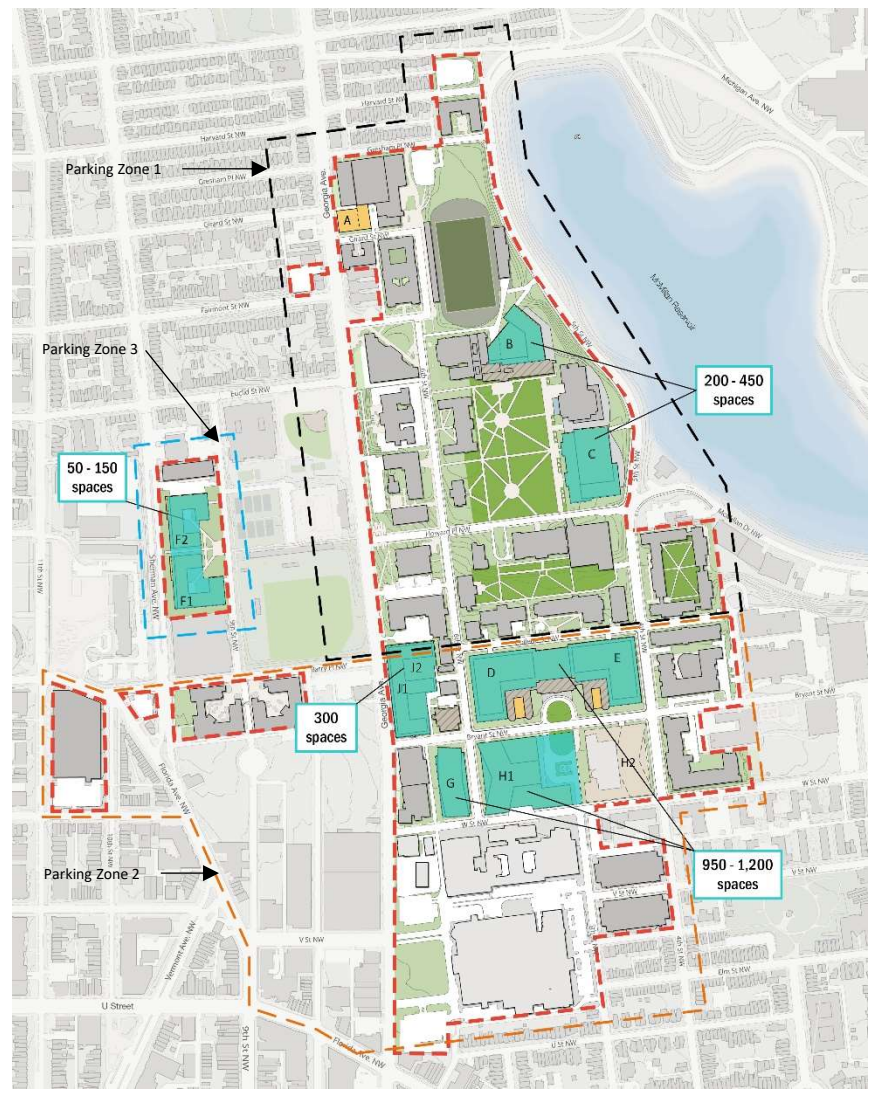
Add new demand to proposed garages.



- Existing parking demand to be relocated
- Removed trips
- Added trips



- LEGEND**
- Campus Boundary
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Edges & Internal Connections

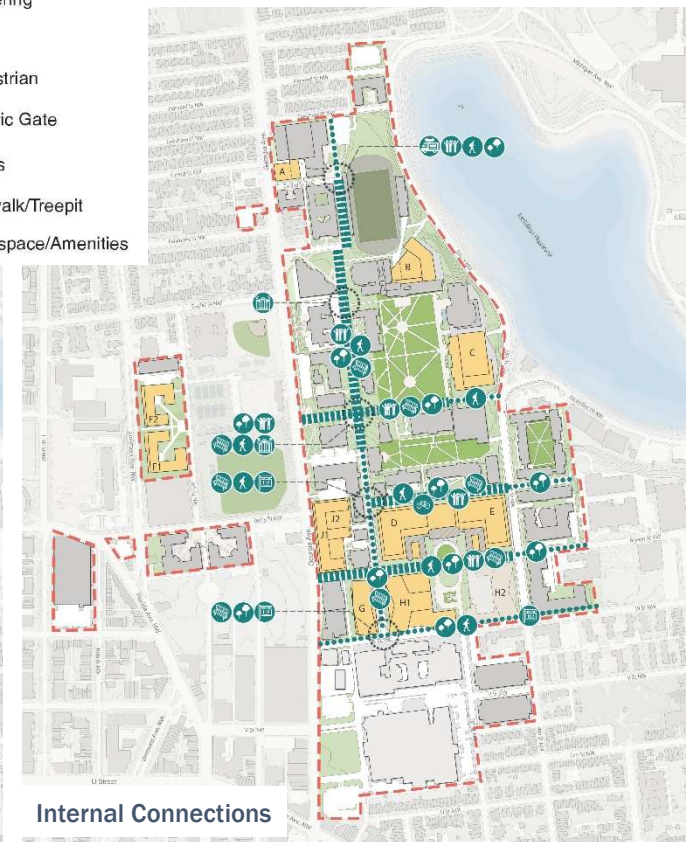
The Campus Plan identifies three types of Campus Connectors: Campus Spines, Neighborhood Spines, and Secondary corridors.

Opportunities to Improve Campus Connection Conditions:

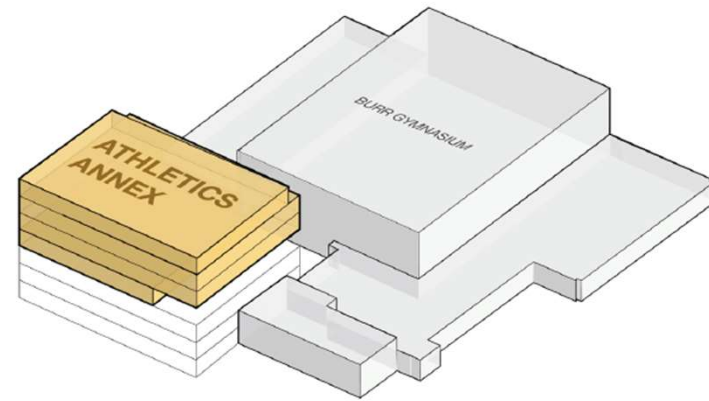
- Provide Comprehensive stormwater management through LID strategies
- Create wider sidewalks to accommodate pedestrian movements
- Provide accessible sidewalks and roadway crossings
- Provide enhanced soils and expand the soil volume in tree pits to promote healthier tree growth
- Provide a legible wayfinding system
- Promote Safety and security on and off campus
- Continue to partner with DC DOT to create seamless streetscape guidelines for the campus

LEGEND

- HU welcome sign
- Planting
- Bench
- Gathering
- Bike
- Pedestrian
- Historic Gate
- Nodes
- Sidewalk/Treepit
- Openspace/Amenities



Proposed Capital Project “A”: Intercollegiate Athletics Annex

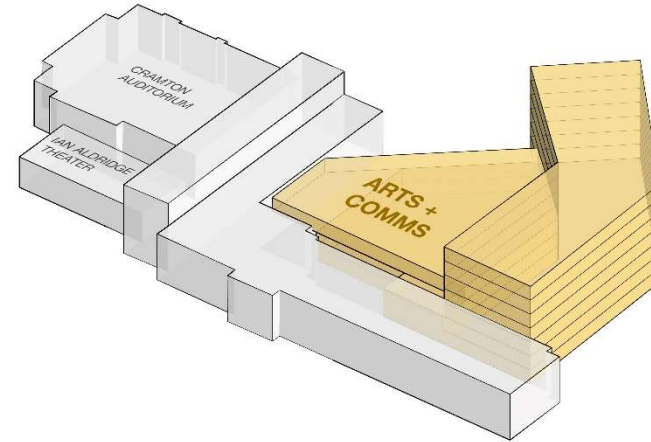


- The recreation and academic functions currently housed in Burr Gymnasium will be relocated to the Recreation Center & Student Residence facility along Georgia Avenue.
- This will enable Burr will ultimately become enable it to function as a dedicated intercollegiate athletics facility.
- The proposed Athletic Annex will provide much needed program space to supplement the existing Burr Gymnasium, and to help improve student athlete’s schedules and optimize coaching contact hours/academic advising.
- The expansion will establish a new face for Howard athletics along Georgia Avenue.

A. Athletic Annex Building (AAB): 50' Height		Zoning
Floor 1	8,897 GSF	MU-4
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	
AAB TOTAL	49,832 GSF (Does Not Include any below grade basement/parking)	

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

Proposed Capital Project “B”: Center for Arts & Communications

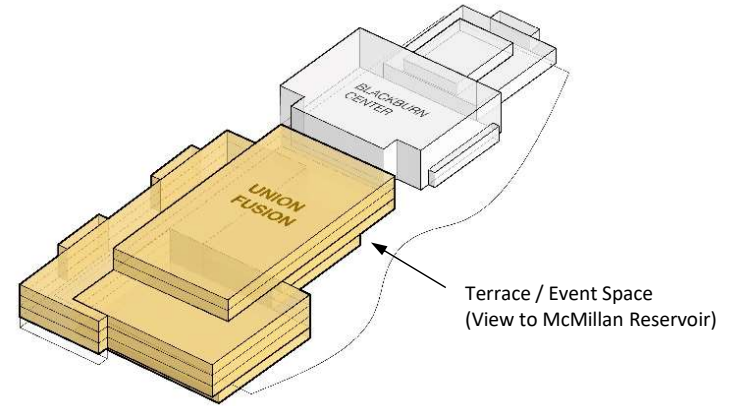
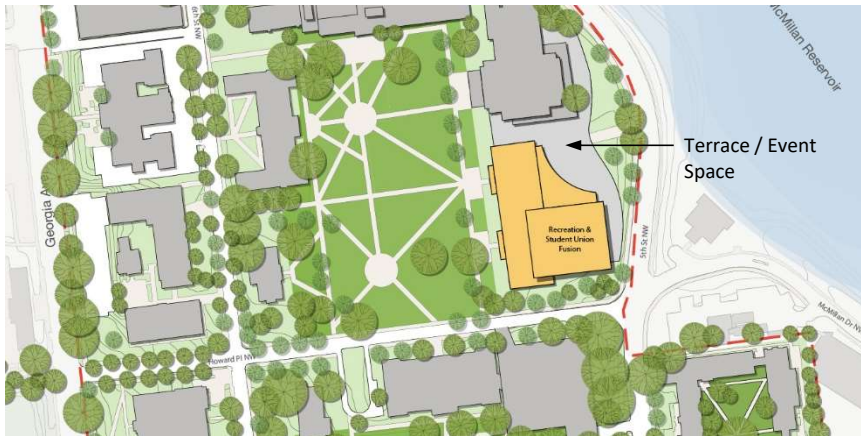


- A new Center for Arts and Communication will be established on the northern end of the Yard, between Childers Hall and Greene Stadium.
- The concept retains three historically significant facilities (Childers, Cramton, Aldridge) and introduces a new state-of-the-art academic facility that creates a fusion environment of old/new facilities.
- The facility will focus on studio-based learning environments for the fine and performing arts, architecture, and communications programs, also potentially including WHUR and WHUT.
- The location will enable better event synchronization with other major event venues within the northern end of campus (e.g. Greene Stadium, Cramton, Aldridge Theatre, Blackburn, Burr).
- Site provides an optimal structured parking opportunity with access from 4th Street, amazing views to McMillan and the Stadium.

B. Center for Arts & Communications (CAC) @ 90' Height		Zoning
Floors 1 -3	35,491 GSF (each)	RA-2
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)	

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Proposed Capital Project “C”: Howard University Union



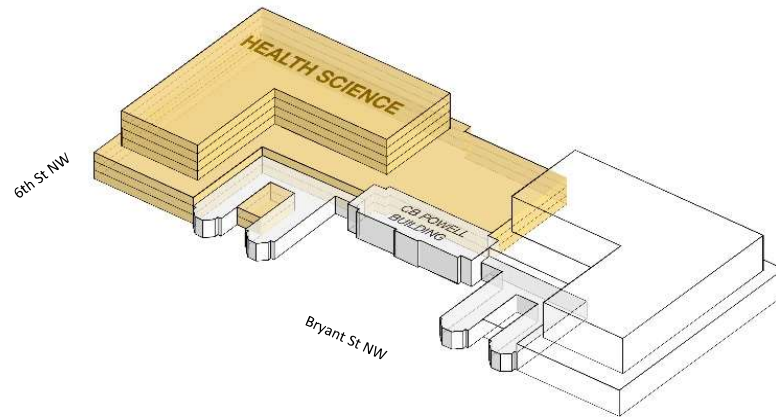
- The new Howard University Union facility will be a student center fusion building.
- The Union will help invigorate the Yard and serve to link the east-west corridor of Howard Place. Also benefits from direct adjacency to the Undergraduate Library and is proximate to the Underclassman housing zone established along 4th Street.
- The Union will provide space for academics, student events, international cultural exchange, recreation, and encourage social and academic collaboration.
- Site provides an optimal structured parking location and ideal opportunity to improve the edge of campus facing the McMillan Reservoir.

C. Howard University Union (HUU) @ 90' Height		Zoning
Floors 1-3	45,770 GSF (each)	RA-2
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 **284,042 GSF** (GSF Does Not Include below grade basement/parking)

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Proposed Capital Project “D”: Health Sciences Complex

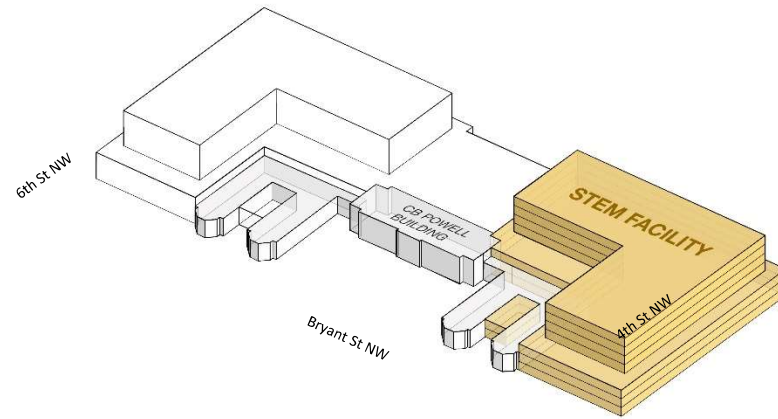
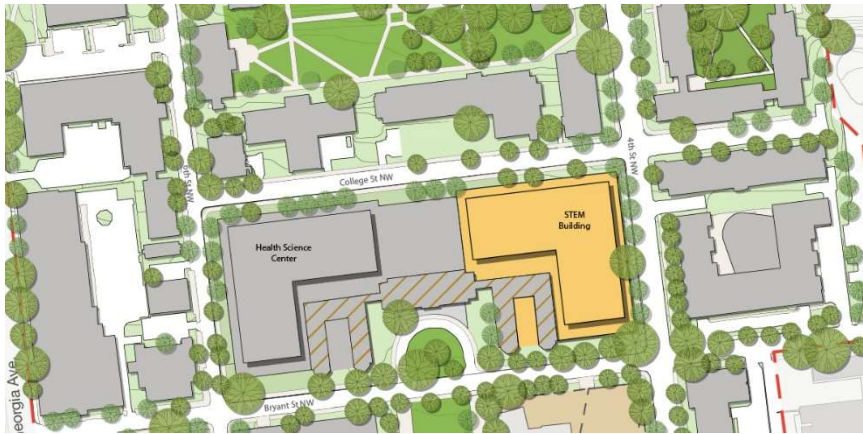


- The new Health Sciences Complex (HSC) on the western side of the former CB Powell site, will house:
 - College of Medicine,
 - College of Dentistry,
 - College of Pharmacy,
 - College of Nursing and Allied Health Sciences,
 - Clinical uses, and
 - Mental Health programs.
- The new complex clusters programs requiring access to specialized labs, creating opportunities for interdisciplinary collaboration.
- Proposed plan preserves & integrates much of the CB Powell Building.
- Substantial underground parking opportunity

D. Health Sciences Complex (HSC) @ 90' Height		Zoning
Floors 1-4	86,921 GSF (each: includes portion of renovated CB Powell/Freedman's Annex)	MU-2
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)	

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Proposed Capital Project “E”: S.T.E.M. Center

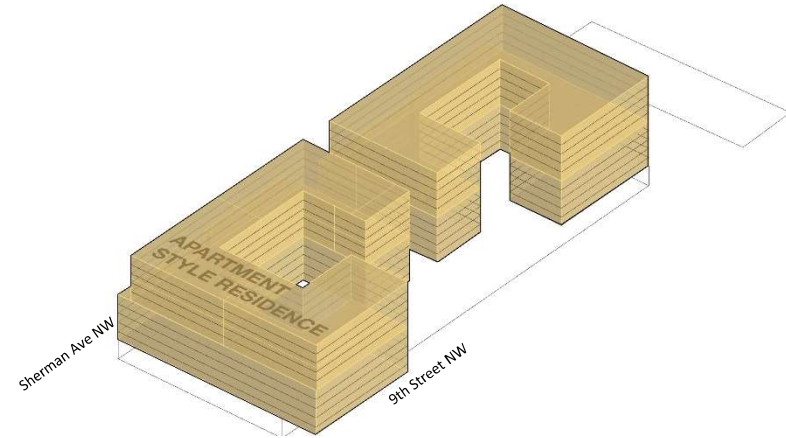
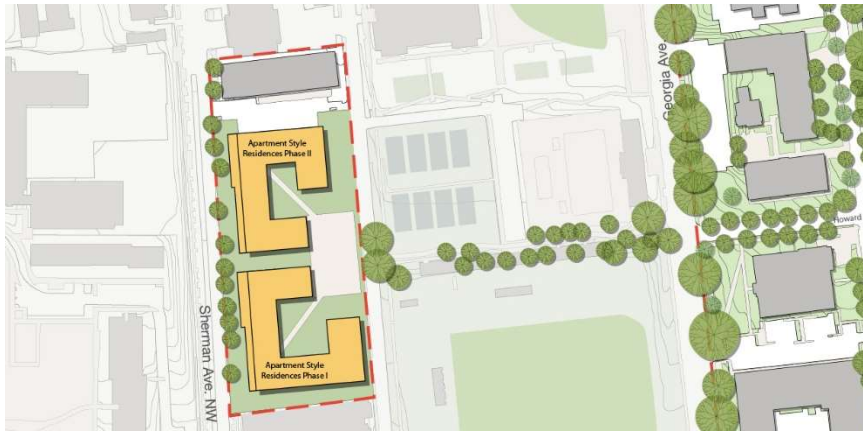


- A new lab-intensive STEM Center will be developed on the east side of the CB Powell site, sharing direct adjacency with the proposed nearby Health Sciences Complex.
- Co-locating the Health Sciences and STEM programs will enable/foster cross-disciplinary collaboration, innovation, and discovery.
- Proposed plan preserves & integrates much of the existing CB Powell Building.
- Building envelope can accommodate additional growth of Health Sciences Complex
- Substantial underground parking opportunity.

E. STEM Center (STEM) @ 90' Height		Zoning
Floors 1-4	79,093GSF Each (Includes portion of renovated CB Powell/Freedman's Annex)	MU-2
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)	

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Proposed Capital Projects “F1, F2”: Apartment-Style Residences



- The proposed apartment-style residence buildings would occupy the full block with the structures set to allowable setbacks.
- The concept is to create a vibrant urban upper-classmen environment that blends into the surrounding city fabric and the Plaza Towers.
- The U-shaped form maximizes the number of units that would have views over the adjacent park and to the central Avenue campus.
- The first floor fronting Sherman Avenue could house amenities and appropriately scaled commercial/retail opportunities.
- Connection to the east-west axis of Howard Place creates exceptionally walkable situation, punctuated by a green court at the western terminus of this axis.

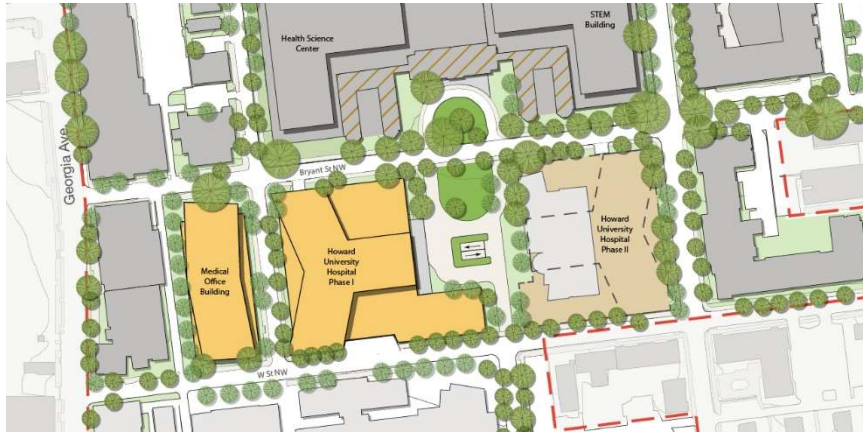
F. 2 Apartment-Style Residences (ASR) @ 90' Height		Zoning
Floors 1-4	29,170 GSF (F-1) + 26,295 GSF (F-2) Total 55,465 GSF Floor/Combined	RA-5
Total Floors 1-4	221,860 GSF (Combined)	
Floor 5-9	25,902 GSF (F-1) + 23,255 GSF (F-2) Total 49,157 GSF Floor/Combined	
Total Floor 5-9	245,785 GSF (Combined)	
	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)	

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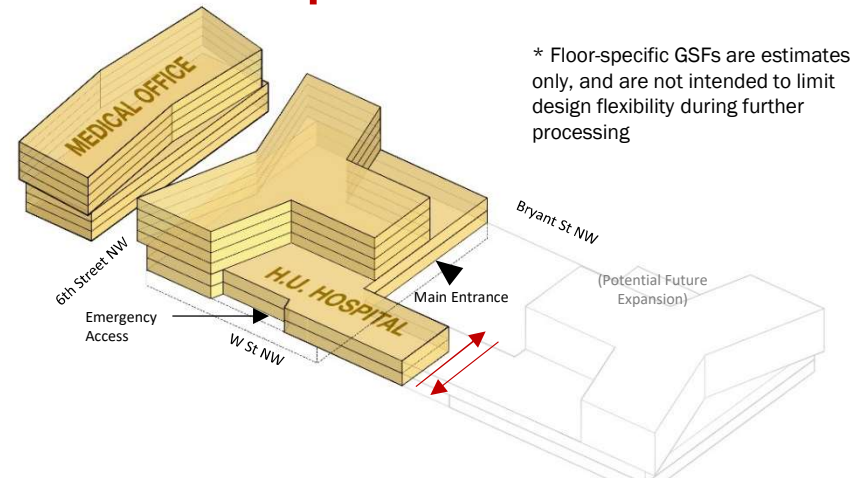
HOWARD FORWARD 2019 - 2024

Proposed Capital Projects G, H1, H2: New HU Hospital & M.O.B.



The development of a revamped, state-of-the-art hospital, trauma center, and MOB is a cornerstone of Howard's commitment to service.

- The proposed new Howard University Hospital (HUH) will be an advanced, modern, urban teaching hospital and trauma center that serves both the planned health sciences programs and the DC community.
- Directly west of the new HUH will rise a modern Medical Office Building.
- The Hospital is composed of a significant functional base topped by multi-story bed towers. The design will be urban in nature, and work within allowable setbacks to maximize site utilization.
- Substantial parking opportunity (replacement of current HUH spaces).
- Intent to arrange and activate appropriate green space on-site (along 4th Street, east of the Stokes Library)



G. Medical Office Building (MOB) @ 90' Height		Zoning
Zoning	PDR-3	
Floors 1-2	32,00 GSF (each)	
Total Floors 1-2	164,000 GSF	
Floors 3-6	29,013 GSF (each)	
Total Floors 3-6	116,052 GSF	PDR-3
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		Zoning
Floors 1-2	82,000 GSF (each)	
Total Floors 1-2	164,000 GSF	
Floors 3-7	53,900 GSF (each)	
Total Floors 3-7	215,600 GSF	MU-2
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)	

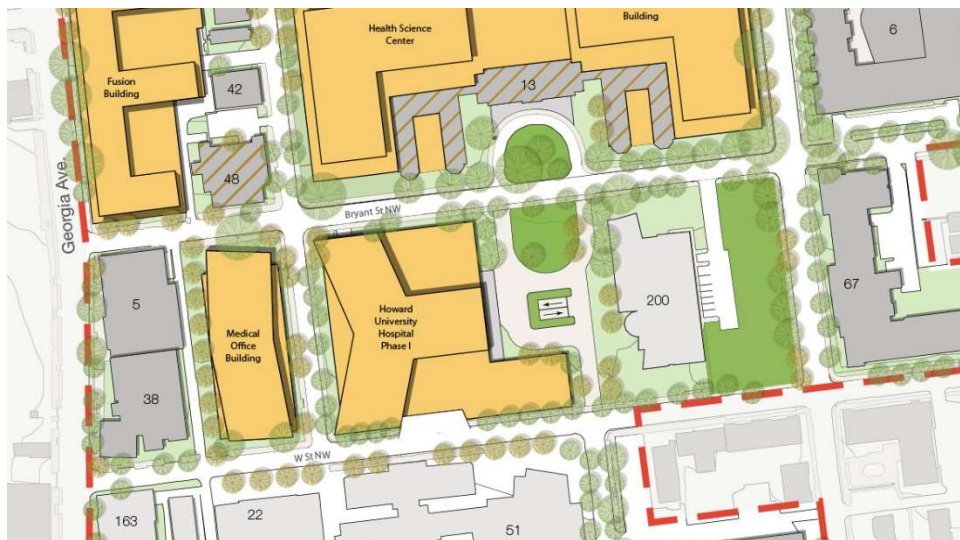
HUH Green Space

The goal is to offset green space displaced by project H1 (new HUH).

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).

This will eliminate most of the existing surface lot, but keeps curb cut, service lane, loading areas, and ADA parking spaces.

Should H2 move forward (beyond 10-year planning period), this green space shall be replaced elsewhere in proximity to LeDroit Park.



HUH Roadway Improvements

Convert Bryant Street NW and W Street NW to **Two-Way Streets** from Georgia Avenue NW to 4th Street NW

The goal is to establish improved vehicular access – especially for emergency vehicles – to the new HU Hospital.

PROPOSED STRATEGIES

Bryant Street

- Remove on-street parking from the north curb
- Remove on-street parking from the south curb at loading docks and structured parking access points

W Street

- Remove on-street parking from the south curb
- Remove on-street parking from the north curb at ambulance access point
- Convert undesignated parking to 4-hour metered parking

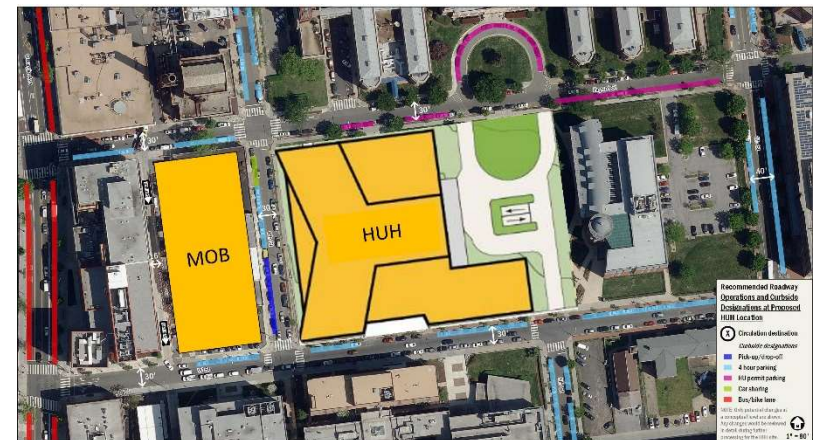
6th Street

- Remove on-street parking from the east curb
- Replace undesignated parking on west curb with car-sharing spaces, 4-hour metered parking, and MOB pick-up/drop-off

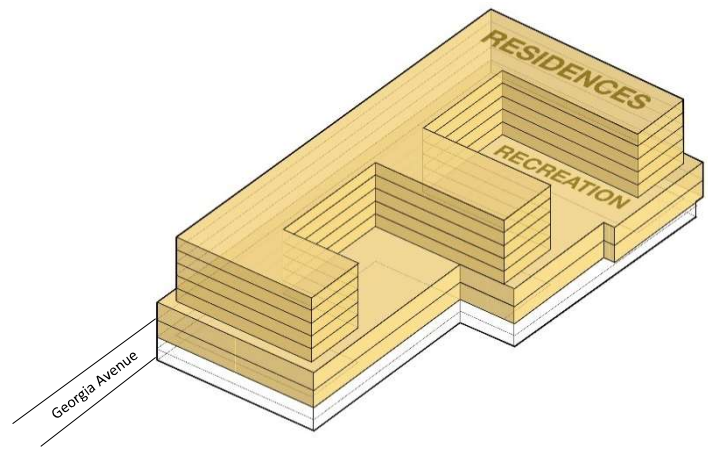
New HUH/MOB with **Existing** Roadway Conditions



New HUH/MOB with **Proposed** Roadway Conditions



Proposed Capital Project J: Fusion Building



- The Fusion Building along Georgia Avenue will activate the campus' western edge and serve as a new "Gateway" to the campus. The concept is to create an on-campus urban environment that blends into the surrounding urban fabric. The upper story student residences maximize views into the campus core and across the City and will serve to further animate the corridor.
- The facility will accommodate housing, recreation, wellness and student support functions, a new iLab, a University Club, and appropriately scaled retail functions on the ground floor along Georgia Avenue.









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

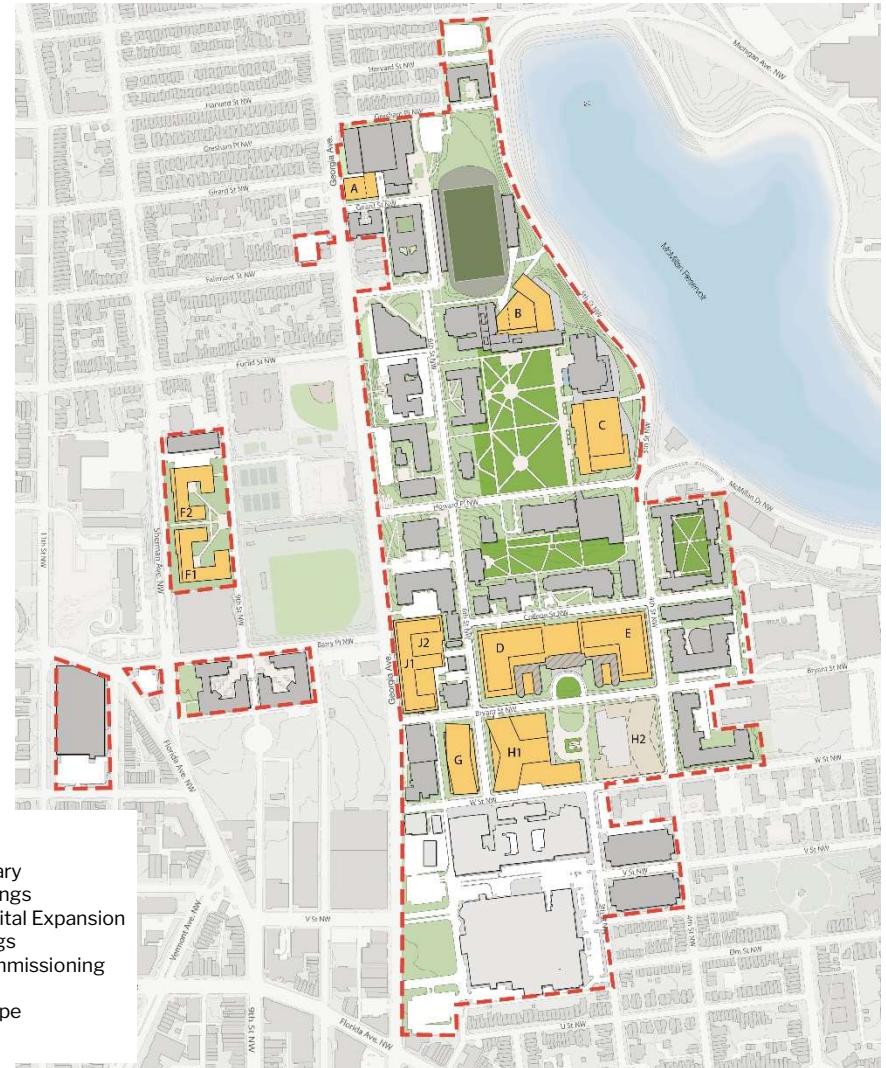
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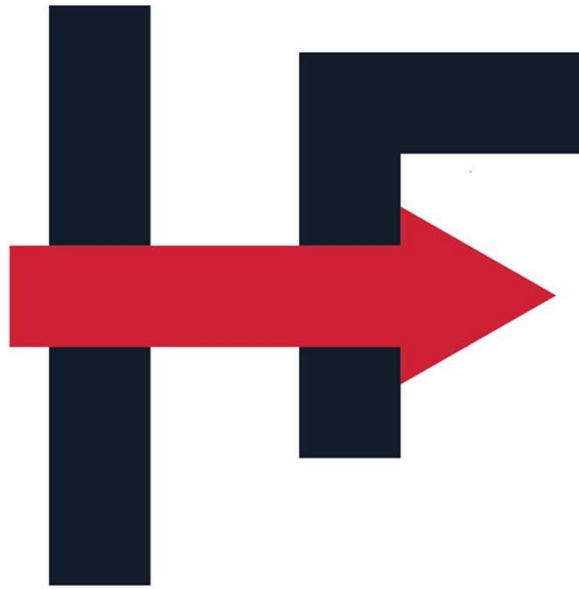
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LEGEND

-  Campus Boundary
-  Proposed Buildings
-  Future HU Hospital Expansion
-  Existing Buildings
-  Potential Decommissioning
-  Open Space
-  Formal Landscape
-  Athletic Fields





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April 5, 2021

Presented to
the Zoning Commission
for the District of Columbia

HOWARD
FORWARD