

MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: Maxine Brown-Roberts, Development Review Specialist
JLS
 Jennifer Steingasser, Deputy Director, Development Review and Historic Preservation

DATE: March 26, 2021

SUBJECT: ZC 20-08 - Howard University Central Campus Plan 2020-2030

I. SUMMARY RECOMMENDATION

The President of Howard University (“University”) has submitted, pursuant to Subtitle X § 101, special exception review and request for approval of the Howard University Central Campus Plan 2020-2030 (“Campus Plan”).

The University proposes a compact, sustainable campus that emphasizes environmental protection, multimodal transportation opportunities, historic preservation and urban form that would benefit the university, the surrounding neighborhood and help to meet many of the goals of the District. The University continues to thrive to be a good neighbor by working with the ANCs and community organizations who are generally in support of the proposed campus plan. The Office of Planning (OP) strongly supports the ambitious development plan to support the University’s academic future and believes that the implementation of the development plan will benefit the University, its students, the immediate neighborhood and the continued revitalization of lower Georgia Avenue. OP therefore recommends **approval** of the proposed campus plan subject to the following conditions:

1. The maximum student enrollment shall be accepted at the proposed 15,000 students which includes any student taking at least one class or course.
2. The 2020 Campus Plan shall be valid for a period of 10 years;
3. A campus plan amendment and/or further processing application should be submitted if the current site of the Howard University Hospital is proposed for reuse; and
4. Retain the Community Advisory Committee (CAC).

II. APPLICATION-IN-BRIEF

Location	2400 6 th Street, NW
Legal Description	See Attachment I for list of Square and Lot numbers
Ward/ANC	Ward 1, ANC-1B
Zoning	RF-1, RA-2, RA-5, MU-2, MU-5, PDR-2 and PDR-3
Acreage	118 acres
Proposal	2020-2030 Howard University Central Campus Master Plan

III. SITE DESCRIPTION

Howard University consists of three main campuses; the East Campus at Connecticut Avenue and Van Ness Street, NW which houses the Howard University Law School and temporarily the Divinity School; the West Campus located at 14th and Taylor Street, NW the former home of the Divinity School; and the Central Campus which is the subject of this application. The East and West campus plans are subject to their own campus plans.

The Central Campus is centered along Georgia Avenue to the west; portions of Gresham Place, Harvard Street and Hobart Place to the north; 5th and 4th Streets to the east; and Oakdale and V Streets to the south. The campus boundary extends to several additional properties to the west of Georgia Avenue and includes:

- Vacant buildings along Sherman Avenue and north of Barry Place;
- Howard Plaza Towers at 2251 Barry Place, NW;
- Parking lot near 9th and V Streets;
- Howard University Service Center at 2244 10th Street, NW;
- Parsonage at 420 T Street, NW;
- Parking lot at the intersection of Georgia Avenue and Girard Place, NW; and
- Parking lot bounded by Sherman Avenue, Barry Place and Florida Avenue, NW.

The functions of the University are geographically concentrated on the Central Campus. The athletic functions are concentrated on the northern end of the campus while the primary academic and administrative functions are concentrated around the historic main quad in the central portion of the campus. On the southern portion of the campus are the health science functions and the Howard University hospital. The residential functions are concentrated on the eastern portion of the campus and on the west side of Georgia Avenue.

IV. SURROUNDING NEIGHBORHOOD

The University is surrounded by a mix of uses. To the north of the campus is the Pleasant Plains neighborhood developed primarily with row houses and commercial uses along Georgia Avenue. To the northeast are the McMillan Reservoir and the Children's National Hospital and the Washington Hospital Center. Immediately to the southeast is the DC Water pumping station and the Bloomingdale neighborhood developed with rowhouses. To the south and southeast is the historic LeDroit Park neighborhood primarily residential community with commercial uses along Florida Avenue. To the west and southwest is the Shaw/U Street/Cardozo and Pleasant Plains neighborhood which are primarily residential with commercial uses along Florida Avenue and Georgia Avenue.

V. 2011 CENTRAL CAMPUS PLAN AND SUBSEQUENT APPROVALS

The 2011 Central Campus Plan for Howard University was approved on January 12, 2012 (ZC 11-15) with conditions and was scheduled to expire in 2027. The Plan proposed an ambitious development plan for the University with over 2,316,584 gross square feet of new construction, major renovations and additions to existing buildings in three phases over seven years. The physical developments proposed were to support academic and student life, house a major portion of its student population on campus, and have a positive impact on the surrounding neighborhood.

The Campus Plan envisioned the introduction of mixed-use development along Georgia Avenue, with ground floor retail and other active uses to serve the University as well as the neighborhood.

Conditions of Order 11-15

The Plan was approved with conditions and included a number of conditions relating to a 12,000 student cap on enrolment, the provision of university student housing for at least 70% of the total undergraduate enrollment, improved interaction with the surrounding community and several transportation management improvements to improve traffic and pedestrian movements within and around the campus. The University should provide a detailed response to how the university has met or addressed the conditions of that Order.

Campus Plan Amendments and Further Processing

Subsequent to the approval of the 2011 Plan, a number of campus plan amendments, further processing and modifications, were approved, as shown on the table below. As recommended by the 2011 Campus Plan, some of these were to remove properties from within the campus plan boundary that were either no longer controlled by the University or some which would be developed with non-university uses.

Case #/Adoption Date	Amendment and Further Processing	Address	Use identified on Plan
ZC 11-15A March 2, 2012	Two new residence halls for underclassmen	4th and College Streets, NW and 4th and W Streets, NW	Residence Halls
ZC 11-15B February 11, 2014	Bethune Hall Annex	2225 Fourth Street, NW	Dining Facility expansion
ZC 11-15C June 19, 2014	Interim university office, dining, and food service /catering uses at the existing building in the R-4 District	1840 7th Street, NW	Existing office building
ZC 11-15D February 1, 2008	Remove Lots 756-769, Square 2882 from the Master Plan to facilitate a mixed-use PUD	Northeast corner of Sherman Avenue and Barry Place, NW	University Middle School of Mathematics and Science, an Early Childhood Learning Center, and workforce housing for faculty and graduate students.
ZC 11-15E May 12, 2017.	Interim University Use	1851 9th Street, NW	Property not within Campus Plan boundary
ZC 11-15F March 16, 2018	Remove several properties from the Campus Plan boundaries.	Western portion of the Central Campus	No university uses
ZC 11-15G July 27, 2018.	Modification of Consequence to allow the addition of dormitory/residential use for the Howard Center Building	2225 Georgia Avenue, NW.	Academic/Support Services/Public Safety Building and Retail uses.
ZC 11-15H April 12, 2019	Minor Modification to Z.C. Order No. 11-15F to identify Landscaped Lot correctly	2711-2719 Georgia Ave. NW	Landscape lot

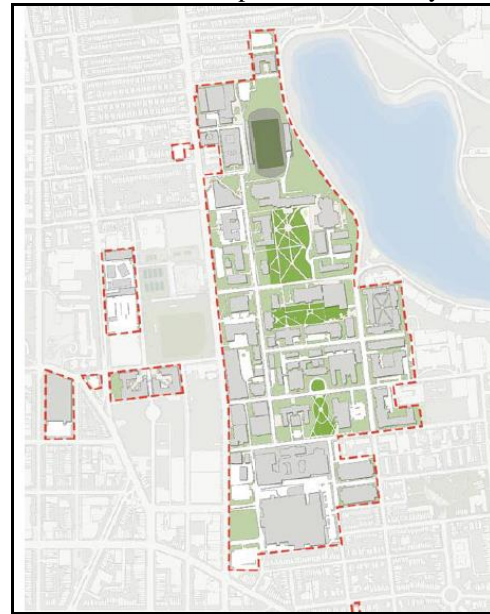
Case #/Adoption Date	Amendment and Further Processing	Address	Use identified on Plan
ZC 11-15I October 25, 2019.	Minor Modification to Z.C. Order No. 11-15G to clarify that any combination of the approved uses for the building can be distributed throughout the Howard Center	2225 Georgia Ave. NW	Retail, office and dormitory/residential
ZC 11-15J September 4, 2020	Modification to remove 2112 and 2114 Georgia Avenue N.W from the campus boundary.	2225 Georgia Avenue, NW	Howard Town Center

The maps below show the campus plan boundary approved in 2012 and the 2020 Central Campus Plan Boundary after the properties were removed.

2011 Central Campus Plan Boundary



2020 Central Campus Plan Boundary



VI. 2020-2030 CENTRAL CAMPUS PLAN

The 2020-2030 Central Campus Plan envisions the university as “*embarking on a forward trajectory that positions Howard University as a model of excellence in academics, and operations.*” Its planning goals are to align its physical space to meet the priorities of enhanced academic excellence, inspire new knowledge, serve the community, improve efficiency and achieve financial sustainability. The principles on which these goals would be achieved would be to:

- Improve the University community’s quality of life;
- Implement good and smart urban design;
- Enhance connectivity and walkability;
- Improve the public realm;
- Develop the campus edge;

- Embrace sustainability;
- Preserve and protect historic legacy; and
- Foster community engagement.

The development of the campus under these principles would lead to a major improvement of the internal campus, as well as have a positive impact on the external surrounding neighborhood. The development proposal would introduce more mixed-use development along Georgia Avenue, with ground floor retail and other active uses to serve the University as well as neighborhood residents.

Similar to the 2011 Central Campus Plan, the University proposes an ambitious, but more realistic development plan to meet its goals. The University projects that the student population would increase from the current 9,689 student body to 15,000 students over the next 10-years. The University continues to strive towards meeting the housing needs of students. Under the 2011 Campus Plan, there was a significant increase in housing facilities for underclassmen. In this plan, the housing needs for upperclassmen are prioritized and would be significantly increased in order to facilitate a reduction in the number of students residing within the adjacent community.

To support the projected increase in students, the university is proposing nine major capital projects for a total of approximately 2,846,858 gross square feet of space to support academic and student life with the best facilities and a proposed new Howard University Hospital to serve as a teaching hospital but also a trauma center to serve the residents of the District. The location and approximate footprint of the proposed new developments are shown at Exhibit 15A6, page 112.

Intercollegiate Athletics Annex to the Burr Gymnasium

The proposed building would be part of the athletic complex on the northern portion of the campus. Along with the renovation of Burr Gymnasium the proposed building would be four-stories, with 48,832 gross square foot of office, support, classrooms, meeting and activity space to support student athletes.

Center for Arts & Communications

The proposed building along with Crampton Auditorium, the Ira Aldridge Theater and Childers Hall would form the new Center for Arts & Communications. The building would be seven stories, 90 feet, and 214,515 gross square feet and would house studios, classrooms, offices and support spaces for the fine and performing arts, architecture and communications.

Howard University Union

The new seven-story, 90-foot building would have 284,042 gross square foot of space and would have space for student activities, student affairs, study space, academic support, recreational and social spaces.

Health Sciences Complex

The new Health Science Complex would include the old Freedmen's Hospital building and would be an interdisciplinary facility to house the colleges of medicine, dentistry, nursing and allied health, pharmacy, and mental health programs. The seven-story, 90-foot, 454,357 gross square feet building specialized labs, classrooms which would facilitate interdisciplinary collaborations.

STEM Center

The STEM Center would also incorporate a portion of the old Freedmen's Hospital building. The seven-story, 90-foot, 432,797 gross square feet building would house the science, technology engineering and mathematics programs to foster interdisciplinary collaboration. The students in these programs would have access to teaching and research labs, office and administrative functions, classrooms, meeting spaces and other academic and campus support resources.

Apartment-Style Residence

The new apartment style dormitories would be on the western portion of the campus along Sherman Avenue and would serve upperclassmen. The development would consist of two, six-story buildings, 60-feet high and a total of 271,017 square feet of space. The ground floors would have options for retail, offices, fitness, common areas, storage and service while the residences would be on the upper five floors. This property is in the RA-2 zone and the University would require a rezoning to accommodate the desired 3.6 FAR.

Medical Office Building and Howard University Hospital

The University proposes a new state-of-the-art Howard University Hospital and trauma center and a medical office building. The facilities would serve both the new health science center, the neighborhood and the District as a whole. The hospital would be seven stories, 90-feet, with 677,045 square feet of space and would be a modern teaching hospital and trauma center. The University envisions a second hospital building beyond the life of this campus plan to provide additional clinical operations and beds if needed. The medical office building would be seven-stories, 90-feet high, with 180,052 square feet of space and would house doctor's offices and outpatient clinic facilities.

Fusion Building

The Fusion Building is envisioned to be an active, multiuse center with a mix of recreation, club, academic residential and retail uses that would provide student life facilities and support spaces while helping to activate the Georgia Avenue frontage as intended by various DC Plans. The building would be seven-stories, 90-feet with 320,201 gross square feet of space.

The University did not provide all the information pertaining to these buildings such as associated parking spaces and number of units. All these buildings would be subject to further processing when each would be assessed individually.

In addition to the improvements in facilities, the University is proposing improvements to enhance the overall campus environment, open spaces, traffic and historic preservation.

Landscaping, Open spaces and Edges

OP is supportive of the University's commitment to significant landscape improvements around and within the campus and would include a Landscape Plan to evaluate and preserve Heritage and Special Trees and add new trees to expand the tree canopy. Landscaping would also be used to enhance and define open/green spaces and enhancing the entrances to the campus. Other enhancements would be along internal cross street that defines the "spines" of the university as well the main entry points into the university. Significant streetscape improvements are proposed along the edges of the campus. Sidewalk and open space improvements along Georgia Avenue would foster engagement between the campus and the neighborhood. On the west, 4th Street/McMillian

Reservoir, would be improved to connect the northern and southern ends of the campus through the creation of a safer pedestrian connection. Review of these improvements would be assessed and implemented at the time of further processing for some of the new buildings.

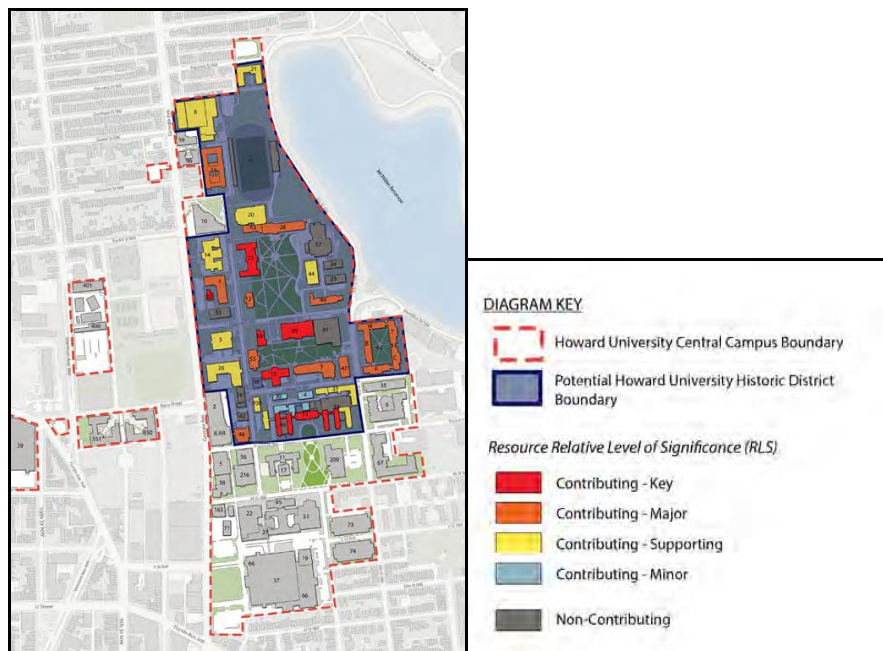
Environment

The University has committed that all new developments would be designed to LEED/Green Building standards and that existing buildings would be under the Energy Star System. The University is working to develop a 1.3MW renewable energy project and will continue to explore projects and ways to reduce energy and maintenance cost. The university states that they will engage with the Department of Environment and Energy (DOEE) to implement improved stormwater management practices, introduce resilient practices maximize the programs for the university. The new buildings will be assessed at the time of further processing and OP recommends that buildings be at the highest LEED level or equivalent. The Campus Plan was reviewed by the Department of Energy and Environment (DOEE) and their comments are at Attachment II.

Historic Preservation

The Central Campus contains a number of historic buildings and sites that are not currently designated as historic landmarks. As part of the campus plan process, the University commissioned a survey and analysis of campus resources including buildings, sites, objects and structures to have an understanding of the existing conditions. The study resulted in the identification of 70 buildings, seven designated landscapes, 17 commemorative and artistic objects and seven structures. It was also determined that there is a potential Howard University Historic District which encompasses the historic core of the central campus and its contributing buildings and landscapes.

Proposed Boundary of the Howard University Historic District



OP commends the University for the substantive work undertaken to develop the Historic Preservation Study component of the campus plan and its commitment to pursue expanded historic district recognition and protection. Through a comprehensive on-site survey, archival research, and

critical assessment applying local and federal criteria, the study is a model for the documentation and evaluation of a campus's historic buildings, landscapes and structures. The development of a database inventory of historic properties and the categorization of resources based on development periods and contextual themes provide useful information and frameworks for understanding the history of the campus. Importantly, the information and evaluation from the HP Study has influenced how the University intends to redevelop sites containing historic resources, with an emphasis on retaining and enhancing those properties in a manner consistent with the city's preservation regulations and policies.

OP encourages the University to continue working with the Historic Preservation staff and stakeholders to refine and nominate the proposed Howard University Historic District Boundary to the DC Inventory of Historic Sites and the National Register of Historic Places.

VII. CAMPUS PLAN REVIEW STANDARDS

Subtitle X § 101 of the Zoning Regulation outlines the standards for reviewing campus plans and the analysis of the campus plan elements and projects against these criteria are discussed below. Unless specified, the analysis refers to the entire campus and addresses specific impacts of certain project features.

101 CAMPUS PLANS

101.1 Education use by a college or university shall be permitted as a special exception subject to review and approval by the Zoning Commission under Subtitle X, Chapter 9 after its determination that the use meets the applicable standards and conditions of this chapter.

101.2 The uses shall be located so that they are not likely to become objectionable to neighboring property because of noise, traffic, parking, number of students, or other objectionable conditions.

Noise

The proposed 2020-2030 Campus Plan includes several projects that would expand and/or add academic, residential, athletic, commercial, and student life facilities on the campus. A majority of the new and proposed building expansion would take place on the eastern portion of the campus (the core area) and are not directly adjacent to neighborhood residences. Therefore, direct noise impacts should be minimal. On the western portion of the central campus, between Georgia Avenue and Sherman Avenue, a new dormitory (apartments) is proposed for upperclassmen. These buildings would be adjacent to the Pleasant Plains and Shaw/U Street, Cardozo communities. However, the immediate adjacent buildings are predominantly developed with apartments and the noise is not anticipated to be objectionable. Information and the operations of new dormitories and residences will be further detailed at the time they are submitted for further processing.

The Howard University Community Association office was created in 1996 and serves as the principal point of contact between the University and the community. The office also supports the Community Advisory Committee (CAC) to help to address challenges affecting the university and concerns of the surrounding neighbors. The University continues to hold quarterly meetings with the Community Advisory Committee to provide updates to the campus community as well as to address pertinent issues that may relate to student conduct in the neighborhood. The University has

a system to notify the community about major activities which may cause some disruption and noise such as move-in move-out dates, athletic events, University Homecoming and Commencements. In this time of COVID-19, some of these events have been curtailed and there are less students on campus. **OP encourages the University to retain the CAC and find innovative ways to continue to maximize its coordination with the community in order to keep them updated and to accept feedback on the many changes that are envisioned on campus and along the Georgia Avenue corridor in the near future.**

Traffic & Parking

Howard University Central Campus is located along Georgia Avenue, a major north south arterial which is a major arterial for vehicular commuter traffic. The campus is further bisected by a number of minor arterials, local and collector streets consistent with Washington's street grid. However, not all the streets allow for continuous access through the campus and the campus plan calls for some street openings to allow for the connection of the grid to improve pedestrian, bicycle and vehicular access across the University.

The campus is well served by public transit, including the Shaw/Howard Metrorail station to the south of the campus at Georgia Avenue/7th Street and R Street, NW and the U Street/Cardozo Metrorail station to the southwest of the campus at 12th and U streets, NW. Additionally, several Metrobus lines and the University shuttle bus system serve the campus. Two Capital Bikeshare station are located on the campus as well as seven locations within a quarter mile of the campus. Currently, the campus is quite underserved by bicycle racks with only three (3) locations. The Transportation Study shows that there continues to be barriers and dangers to pedestrian movements on internal portions of the campus some of which are being addressed with DDOT.

In the 2011 Campus Plan there were a total of 2,295 parking spaces, many on surface parking lots, an additional 1,495 serving the hospital for a total of 3,790 spaces. Today, the spaces have been reduced to 1,960 spaces in addition to those serving the hospital for a total of approximately 3,580 spaces. The reduction has been a result of the removal of some properties from the campus plan boundary, prohibition of freshmen having vehicles on campus, revision to the cost of parking, increasing the number of bicycle facilities and bike racks, and a revised circulation pattern through the main campus to accommodate safe pedestrian activity on and across Georgia Avenue. It is the aim of the University to have no net increase in parking supply and with the development of some parcels, not all parking spaces would be replaced. The University would create parking zones to make spaces available in close proximity to the buildings they would serve. The University envisions that with more students and faculty living on or near campus the demand for parking would be reduced.

To monitor the reduction in parking and transportation improvements, in the 2011 Campus Plan, DDOT required the University provide annual TDM assessments measure TDM progress against targets. The university has provided the annual reports and the University has recommended some changes to the analysis to yield more useful data. DDOT will provide a detailed analysis of recommendations for the traffic, parking, and circulation impacts as well as the TDM measures submitted with the campus plan. **OP is supportive of the measures to improve pedestrian circulation around and through the campus and reduce parking demand.**

Number of Students, Faculty & Staff

Since the 1998 Campus Plan, the cap on student enrollment has remained at 12,000 students. The Fall 2020 enrollment is at 10,106 and consists of 7,919 undergraduate students, 1,390 graduate students and 1,055 in professional schools for a total of 10,106 students. In this campus plan, the university has projected a five percent growth per year in student enrollment due to its STEM programs. The University has begun to see an increase in applications over recent years due to proposed increasing the student enrolment to 15,000 students between 2020 and 2030.

The University also projects an increase in faculty/staff at a rate similar to that of the student population. The university projects that with the increase in virtual learning the increase can be accommodated within the projected increase in space. The table below summarizes the existing and established cap for student enrollment faculty, staff but does not include hospital staff.

Student Enrollment and Faculty/Staff

	Existing 2020	Projected 2030
Student	10,106	15,000
Faculty/staff	2,907	4,506

The University is projecting the increase in its enrollment over the life of the campus plan, as it simultaneously focuses on facility improvements and academic support programs to enhance student and faculty experience.

Student Housing

Subsequent to the approval of the 2011 Campus Plan, the University closed the Carver and Slowe Hall dormitories, constructed two new dormitories on the eastern portion of the campus for underclassmen, and did major renovations to others. The University currently houses students in a mixture of traditional dormitories, suite-style dormitories, and apartments with a current capacity at 5,095 beds which can accommodate 5,291 students and represents 56% of the total university enrollment. The University accommodates a higher percentage of underclassmen than upperclassmen. In this Campus Plan, the University aims to provide 2,500 additional beds in new and improved facilities for its projected 15,000 student population including new, apartment style dormitories in two buildings on the western portion of the site along Sherman Avenue for upperclassmen and in the Fusion mixed use building along Georgia Avenue. **OP is supportive of the proposed increase in on-site student housing.**

Other Objectionable Conditions

No other objectionable conditions have been reported during the life of the existing campus plan.

101.3 Any commercial use customarily incidental to a university use in an R, RF, or RA zone, or as an adjunct use to a university building, shall be subject to the following conditions:

- (a) There shall be a demonstrated and necessary relationship between the use and the university functions;*

The University proposes retail and office uses in the proposed student apartment buildings along Sherman Avenue which are in the RA-2 zone. The University states that they proposes a zone

change for this property to accommodate these uses which would serve students as well as the residents of the neighborhood.

- (b) *The total floor area of all commercial uses, including basement or cellar space, shall occupy no more than ten percent (10%) of the gross floor area of the total campus plan floor area; and*

The commercial uses would be mainly located on the southern portion of the property and fronting on Georgia Avenue. These properties are zoned PDR and would be limited to ground floor retail and possibly some office use on upper floors.

- (c) *The commercial use shall be located so that it will not become objectionable to non-university residential neighbors due to hours of operation, noise, parking, loading, lighting, trash, or other operational characteristics that are not customarily associated with a residential use.*

The existing and proposed areas of commercial use along Georgia Avenue are not adjacent to any residential neighborhood. The proposed retail use in the residential building along Sherman Avenue would be very small and its impacts would be assessed at the time of further processing.

101.4 *The campus plan process shall not serve as a process to create general commercial activities or developments unrelated to the educational mission of the applicant or that would be inconsistent with the Comprehensive Plan.*

The University does not propose any new development that would not be in support of the University's educational mission.

101.5 *The following development standards shall apply to the maximum total density of all buildings and structures on the campus in an R, RF, RA, or RC-1 zone:*

TABLE X § 101.5: MAXIMUM TOTAL DENSITY OF ALL BUILDINGS AND STRUCTURES

Zone	Maximum Height (Feet)	Maximum Floor Area Ratio
All R and RF zones	50	1.8
RA-1, RA-2, RA-6, RA-7, RA-8, RC-1	50	1.8
RA-3, RA-4, RA-5, RA-9, RA-10	90	3.5

The University needs to provide the information.

101.6 *Because of permissive increases as applicable to normal bulk requirements in the low-density zones regulated by this title, it is the intent of this subsection to prevent unreasonable campus expansion into improved low-density zones.*

There are no proposed new developments would be in a low-density zone.

101.7 In calculating floor area ratio (FAR), the land area shall not include public streets and alleys, but may include interior private streets and alleys within the campus boundaries.

With the proposed new developments, the campus would have an overall FAR of 2.17 which would exclude public street and alleys but included private streets and alleys.

101.8 As a prerequisite to requesting a further processing for each college or university use, the applicant shall have submitted to the Zoning Commission for its approval a plan for developing the campus as a whole, showing the location, height, and bulk, where appropriate, of all present and proposed improvements including, but not limited to, the following:

- (a) Buildings and parking and loading facilities;**
- (b) Screening, signs, streets, and public utility facilities;**
- (c) Athletic and other recreational facilities; and**
- (d) A description of all activities conducted or to be conducted on the campus, and of the capacity of all present and proposed campus development.**

The proposed campus plan provides an inventory of all campus buildings and showing the location of parking facilities, athletic facilities, the use of all building and the capacity of all existing and new developments. The proposed new developments are shown on the table below with the proposed height, gross floor area and FAR. Additional information would be provided at the time of further processing for each.

Development Proposal

Building	Height	Total GSF	FAR
Intercollegiate Athletics Annex	50 ft.	48,832 gsf.	1.08
Center for Arts & Communications	90 ft.	214,515 gsf.	1.08
Howard University Union	90 ft.	284,042 gsf	1.08
Health Sciences Complex	90 ft.	454,357 gsf	0.92
STEM Center	90 ft.	432,797 gsf	2.23
Apartment-Style Residence	60 ft.	271,017 gsf	3.16
Medical Office Building	90 ft.	180,052 gsf	2.46
Howard University Hospital	90 ft.	677,045 gsf	2.34
Fusion Building	90 ft.	320,201 gsf	2.43
		2,846,858 gsf	-

As seen on the table above, the University’s ambitious development plan involves new construction of over 2.8 million gross square feet of space over the life of the plan and beyond.

101.9 The further processing of specific buildings, structures, and uses within an approved campus plan shall . . .

Not applicable as further processing is not part of this application.

101.10 Within a reasonable distance of the college or university campus, and subject to compliance with Subtitle X § 101.2, the Zoning Commission may also permit the interim use of land or improved property with any use that the Zoning Commission may determine is a proper college or university function. The land need not be included in the campus plan. When a major new building that has been proposed in a campus plan is instead moved off-campus, the previously designated site shall not be designated for, or devoted to, a different major new building unless the Zoning Commission has approved an amendment to the campus plan applicable to the site; provided, that for this purpose a major new building is defined as one specifically identified in the campus plan.

No new temporary uses are proposed to be located off site at this time. However, the University states that the first option is to use modular units on its property. However, the need may arise to look off-campus for temporary sites to meet critical program. In such instances, the university would be required to seek review by the Zoning Commission.

The University's three-tiered strategy for the relocation of programs either on a long term or temporary basis would assist in minimizing the use of off campus location:

1. Back-fill into existing on-campus facilities;
2. On-campus swing space/relocation; and
3. Modular unit temporary locations.

101.11 In reviewing and deciding a campus plan application or new building construction pursuant to a campus plan, the Zoning Commission shall consider, to the extent they are relevant, the policies of the District Elements of the Comprehensive Plan.

Generally, the proposed campus plan is not inconsistent with the Comprehensive Plan. The relevant policies of the Comprehensive Plan Citywide Elements as well as specific recommendations for Howard University in the Mid-City Element and the DUKE¹ Small Area Plan are outlined in Attachment III.

101.12 Is an integral part of the application requesting approval of new building construction pursuant to a campus plan, the college or university shall certify and document that the proposed building or amendment is within the FAR limit for the campus as a whole, based upon the computation included in the most recently approved campus plan and the FARs of any other buildings constructed or demolished since the campus plan was approved.

The University is developed at a density of 1.3 FAR and with the new development the density would increase to 2.17 FAR. As each project comes online for further processing, it would be evaluated for its consistency with the projected overall FAR for the campus.

101.13 Pursuant to Subtitle Z § 405.1, as soon as the application is accepted, the Office of Zoning shall refer the application to the Office of Planning, the Department of

¹ DUKE Framework for a Cultural Destination for Greater Shaw-U Street, approved by the D.C. Council on June 21, 2005 through Resolution 16-0209 ("DUKE PLAN").

Transportation, and the Department of Energy and Environment for review and written reports.

The Department of Transportation (DDOT) will submit reports under separate cover while comments of DOEE are at Attachment II.

101.14 Approval of a campus plan shall be based on the determination by the Zoning Commission that the application will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps, and will not tend to affect adversely the use of neighboring property, in accordance with the Zoning Regulations and Zoning Maps, subject to the special conditions specified in this section.

The proposed campus plan would meet the intent of the Campus Plans regulations as outlined at Subtitle X § 100.2. The University has outlined a campus plan that is well planned and designed for educational purposes. All the proposed renovations, reuse and the new facilities would be for the long term. The campus plan is designed to minimize the impacts of noise and traffic on the adjacent residential uses. The commercial uses which would serve the university as well as the adjacent community would be located along Georgia Avenue and away from neighborhood residences. The University, through the community liaison committee would continue to meet with the ANC, community organizations, and neighbors to provide information, allow input and transparency and get feedback on educational, social, commercial, and athletic activities on the campus.

101.15 Small deviations from plans approved under further processing . . .

Not applicable at this time.

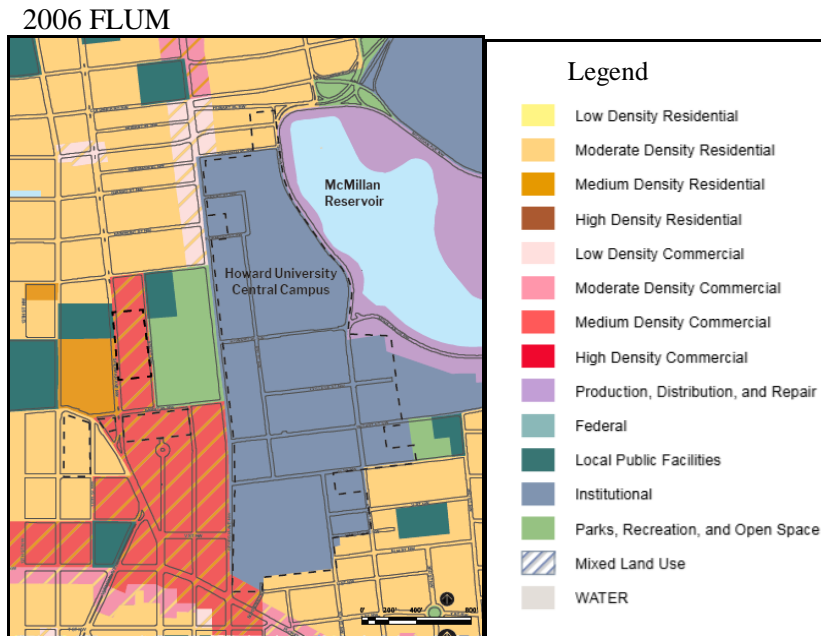
101.16 A further processing of a campus building shall not be filed simultaneously with a full campus plan application. However, an amendment to an approved campus plan may be considered simultaneously with the further processing if determined necessary by the Zoning Commission.

The University does not request any further processing with this new campus plan. However, the Plan contains several new buildings which would all be required to be reviewed under the further processing requirements.

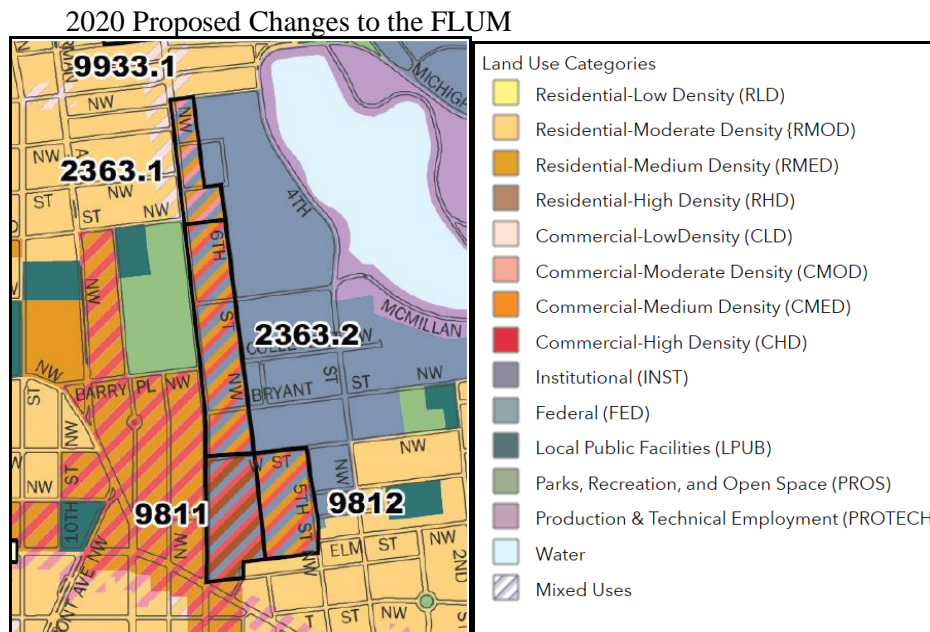
VIII. COMPREHENSIVE PLAN

Comprehensive Plan Future Land Use Map (FLUM)

The 2006 Comprehensive Plan, Future Land Use Map identifies the portion of the campus east of Georgia Avenue for institutional uses except for the northernmost part of the campus which is recommended for moderate density residential use. The portions of the campus to the west are identified as moderate density residential and mixed-use, moderate density residential/medium density commercial. The development of the campus is not inconsistent with these recommendations.



As part of the proposed amendments to the Comprehensive Plan, which are currently being reviewed by the D.C. Council, a number of land use changes are proposed which would accommodate some of the changes that are envisioned along Georgia Avenue by the *Lower Georgia Avenue Transportation and Streetscape Improvements–December 2007* and would be implemented through the campus plan.



The table below identifies the proposed changes to the FLUM.

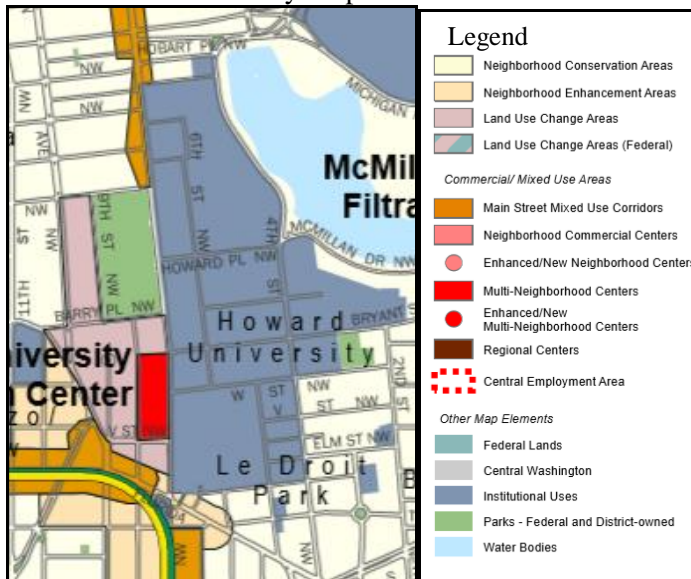
ID # on Map	Current FLUM Recommendation	Proposed FLUM Recommendation
9811	Institutional	Commercial medium density (CMED), Residential high density (RHD), Institutional

ID # on Map	Current FLUM Recommendation	Proposed FLUM Recommendation
		(INST)
9812	Institutional	Commercial medium density (CMED), Residential medium density (RMED), Institutional (INST)
2363.1	Institutional	Commercial moderate density (CMOD), Residential medium density (RMED), Institutional (INST)
2363.2	Institutional	Commercial medium density (CMED), Residential medium density (RMED), Institutional (INST)

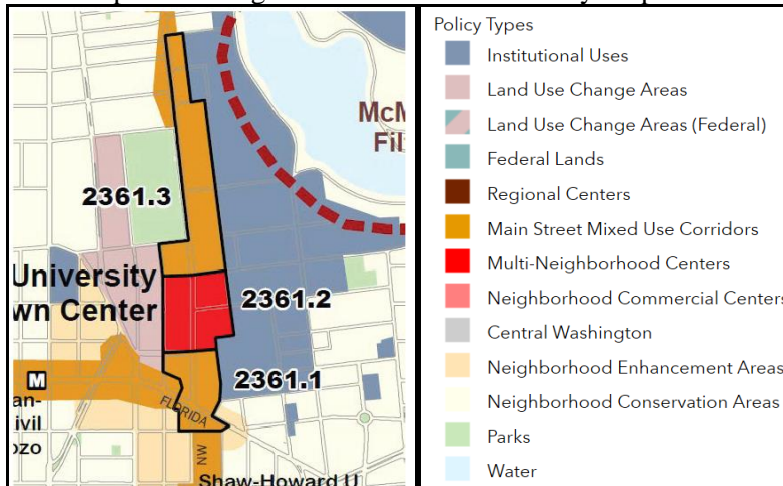
Comprehensive Plan, Generalized Policy Map

The 2006 Comprehensive Plan, Generalized Policy Map identifies the portion of the campus east of Georgia Avenue for institutional uses, while the properties to the west are designated as Land Use Change Areas.

2006 Generalized Policy Map



2020 Proposed Changes to the Generalized Policy Map



The table below identifies the proposed changes to the Generalized Policy Map

ID # on Map	Current Generalized Policy Map Recommendations	Proposed Generalized Policy Map Recommendations
2361.1 2361.2	Institutional	Main Street Mixed Use
2363.3	Institutional	Multi-Neighborhood Center

The proposed changes to the FLUM would enable the implementation of a mix of uses that is envisioned by the DUKE Small Area Plan and the campus plan. The proposed campus plan would also meet many of the Citywide and Area Elements of the Comprehensive Plan outlined in Attachment IV.

IX. COMMENTS OF OTHER DISTRICT AGENCIES

The application was referred to various agencies and the responses are as follows.

1. Metropolitan Police Department – no response.
2. Department of Parks and Recreation - no response.
3. Fire and Emergency Services FEMS - verbally stated that they had no concerns with the development plan and would do a full analysis at the Further Processing Stage.
4. The Department of Transportation - will submit a report under separate cover.
5. Department of the Environment (DDOE) – See Attachment II

X. COVID -19 REOPENING PLAN

Per a Mayor’s Order, each university submitted a Reopening Plan to demonstrate how the university will meet the requirements of the Coronavirus 2019 (COVID-19): Guidance for Colleges and Universities. That Reopening Plan also included prevention, containment, and mitigation measures; and communication and data collection plans as well as a student pledge to abide by the Covid-19 safety requirements. The Howard University Reopening for Fall 2020 was accepted on August 19, 2020. Under the Fall Reopening Plan, all undergraduate classes were conducted fully online and, dormitories were closed except for the Axis dormitory which houses approximately 150 students in studios and one-bedroom apartments. The Fall 2020 Reopening Plan has been extended to the Spring 2021 semester without any changes.

XI. ANC COMMENTS

The University Central Campus is within ANC-1B. At Exhibits 31 and 31A, the ANC voted to recommend approval of the Campus Plan and stated that there were no concerns with the application. The ANC also supported the conditions recommended by the Pleasant Plains Civic Association (see Section XII).

XII. COMMUNITY COMMENTS

The University states that they have made presentations to several community organizations. The LeDroit Park Civic Association, (Exhibit 25) recommends approval of the campus plan with conditions addressing maintenance of the green space area between the Stokes library and College

of Nursing and Allied Health Sciences and ambulance access from Georgia Avenue for the proposed new hospital.

The Pleasant Plains Civic Association recommends approval of the campus plan with conditions including that the University maintain the Community Advisory Committee and commit to the provision of affordable housing in off-campus projects (Exhibit 27).

XIII. RECOMMENDATION

OP is supportive of the University's development plan that will create additional on-campus student housing opportunities. The proposed revitalization of lower Georgia Avenue will be an asset to the University and the wider community. Overall, the impacts on the surrounding neighborhood would be minimal, if the University continues collaboration with the community.

The Office of Planning recommends approval of the proposed 2020-2030 campus plan with the following conditions:

1. The overall maximum student enrollment shall be accepted at the proposed 15,000 students which includes any student taking at least one class or course.
2. The 2020 Campus Plan, as submitted, shall be valid for a period of 10 years;
3. A campus plan amendment and/or further processing application be submitted should the current site of the Howard University Hospital be proposed for reuse; and
4. Retain the Community Advisory Committee.

ATTACHMENTS:

- Attachment I - Legal Description
- Attachment II – DOEE Comments
- Attachment III – Comprehensive Plan Elements

ATTACHMENT I – Legal Description

Square Number	Lot Number(s)
3075	807
2885	889
3058	834, 835
2882	950, 951, 952, 953, 1037
3094	800
2872	026, 267, 268, 269, 270, 217, 275, 803, 820, 822, 823, 824
2877	930, 933
3064	44, 45, 826, 837
3055	15, 821
3057	92
3080	73
0330	800
3060	41, 830, 839, 829, 830
3065	33, 36, 829, 830, 831, 833
2873	1109, 1110
3068	809, 810
3074	11
3063	801
3069	65, 66
3072	52, 818

ATTACHMENT II – Department of Environment and Energy (DOEE) Comments

Long-Term Transition to a Carbon Neutral Power Plant:

Following a conversation with the University's development and sustainability teams, DOEE acknowledges that the plans for the campus' central steam plant have already been finalized. However, DOEE would like the University to consider the following comments for the future and/or other campuses.

DOEE supports Howard University's long-term goal of becoming carbon neutral. This aligns with the District's goal of achieving carbon neutrality by 2050, as outlined in Sustainable DC 2.0 Plan.

A key step toward carbon neutrality for the District will be decarbonizing building systems - moving away from onsite combustion which cannot be served by renewable sources. While combined heat and power (CHP) systems can be more efficient than their counterparts, they still utilize the combustion of natural gas and could lock the system into fossil fuel use for decades to come. Therefore, DOEE does not believe natural gas-fired CHP systems are compatible with a pathway to carbon neutrality.

Electricity generated from low and zero carbon sources is growing rapidly at affordable rates and provides building owners a better pathway to decarbonize heating and hot water while also avoiding any future pricing uncertainties around carbon intensive fuels. Howard University's planned power plant modernization offers a rare opportunity to set the campus on a path to carbon neutrality. District energy systems (DES) have significantly evolved in the last couple of decades and have the potential to provide carbon neutral solutions. DOEE recommends that Howard University consider a low-temperature hot water system. Low-temperature hot water systems take advantage of advances in heating technology, such as condensing boilers and heat pumps, to move away from steam generation. Low temperature hot water systems can more easily incorporate renewable energy, such as solar or geothermal heat exchange, and waste heat in the future.

DOEE acknowledges that a full transition to a renewable/waste heat powered DES system is costly, but DOEE encourages the campus to invest in a low-temperature hot water system as an important first step on the long-term path to carbon neutrality. Many campuses across the country are transitioning to these types of systems. Michigan State University and Swarthmore University are two campuses either in the process transitioning their DES to geothermal or making long-term plans to do so.

District Energy Systems (DES) have significantly evolved over time. This evolution is described in more detail below. The CHP system described in the existing campus plan classifies as a first-generation DES system. DOEE recommends that the university retrofit with low-temperature DES system, which classifies as a fourth generation DES system.

- **First Generation:** Centralized steam generation
- **Fourth Generation:** Utilize advances in heating technologies such as condensing boilers, heat pumps, solar and geothermal inputs, as well as other sources of waste heat. Importantly, such a system is more compatible with energy-efficient buildings and DC's anticipated net-zero energy code.

- **Fifth Generation:** Incorporate cooling technologies to provides cooling in addition to heating, which, in the District, will become an even more critical service given the probable increases in Cooling Degree Days and a decline in Heating Degree Days. In comparison, experts in district energy generally seem to view the traditional approach of using natural gas to provide either steam or high-temperature hot water as no longer meeting current technology trends or policy goals for energy-efficient, low-carbon buildings.

Net Zero Design:

DOEE encourages the project to explore Net-Zero Energy (NZE) construction/certification on new buildings ahead of a planned 2026 code requirement. Maximizing the energy efficiency of new construction projects will more cost effectively assist in meeting the Building Energy Performance Standards and avoid the cost of retrofitting to achieve NZE in the future. NZE buildings can benefit both owners through significantly lower operating costs, and occupants through improved comfort and indoor air quality. Under the 2017 DC Energy Conservation Code, projects can utilize Appendix Z as an alternative compliance pathway, which provides a working definition and guidance for NZE. DC's policies are continually advancing towards NZE and carbon neutrality, so a long-range campus plan would be well served to consider future goals from the beginning. If DOEE can be of assistance in thinking about NZE construction, DES, or any other topic, please reach out to Kathleen Berube with the Urban Sustainability Administration at kathleen.berube@dc.gov.

Stormwater:

DOEE's stormwater team has approached Howard University to create a Stormwater Master Plan to understand the strategies and regulatory commitments the campus expects to take on their upcoming campus improvement projects. DOEE has worked extensively with Howard on multiple separate construction projects that could benefit from a holistic viewpoint of stormwater for the campus. Furthermore, DOEE is prepared to meet with Howard University representatives to discuss stormwater opportunities on campus that can help mitigate for future improvement projects. To set up a pre-design review meeting with the stormwater team at DOEE please contact Julienne Bautista at julienne.bautista@dc.gov.

Any additional stormwater retention above the minimum regulatory requirement can earn the University Stormwater Retention Credits (SRCs) which can be sold through DOEE's Credit Trading Program. SRCs can be sold directly to DOEE through the SRC Price Lock Program (for projects located in the MS4 Sewer System only) or sold on the open market. For more information please visit <https://doee.dc.gov/src> or email Matt Johnson at src.trading@dc.gov.

Solar:

DOEE applauds the university for its 1.3-Megawatt solar system. In addition to rooftop solar, DOEE encourages the project to consider providing electric vehicle chargers or installing make-ready infrastructure so that charge points can be added later for significantly lower cost and disruption. The 2017 DC Green Construction Code) provides some suggested thresholds for the provision of supply equipment and make-ready infrastructure.

ATTACHMENT III – Comprehensive Plan Elements and the DUKE Small Area Plan

The proposed Campus Plan is not inconsistent with many of the Citywide and Area Elements of the Comprehensive Plan.

LAND USE

Policy LU-2.3.5: Institutional Uses

“Recognize the importance of institutional uses, such as private schools, child care facilities, and similar uses, to the economy, character, history, and future of the District of Columbia. Ensure that when such uses are permitted in residential neighborhoods, they are designed and operated in a manner that is sensitive to neighborhood issues and that maintains quality of life. Encourage institutions and neighborhoods to work proactively to address issues such as traffic and parking, hours of operation, outside use of facilities, and facility expansion.”

The portions of the university which are residentially zoned are within the moderate density zones. The Howard University Community Association is one of the vehicles through which the University interfaces with residents, the ANC and other community organizations to address negative impacts on the community and to communicate and preemptively address issues before they become a problem. The university continues to work with DDOT to minimize traffic and parking impacts on neighborhood streets. Most of the new building proposed in the Campus Plan would not be directly adjacent to residential areas. The new residential building would be similar to other apartment buildings in the area and therefore the impacts should be minimal.

Policy LU-3.2.1: Transportation Impacts of Institutional Uses

Support ongoing efforts by District institutions to mitigate their traffic and parking impacts by promoting ridesharing, carpooling, public transportation, shuttle service and bicycling; providing on-site parking; and undertaking other transportation demand management measures. 315.6

The Campus Plan would utilize a multimodal strategy to help reduce traffic going to and from the university as outlined in their Transportation Plan.

Policy LU-3.2.2: Corporate Citizenship

Support continued “corporate citizenship” among the city’s large institutions, including its colleges, universities, hospitals, private schools, and non-profits. Given the large land area occupied by these uses and their prominence in the community, the city’s institutions (along with the District itself) should be encouraged to be role models for smaller employers in efforts to improve the city’s physical environment. This should include a continued commitment to high quality architecture and design on local campuses, expanded use of “green building” methods and low impact development, and the adaptive reuse and preservation of historic buildings. 315.7

The University has committed to the preservation of the environment through energy efficient building and construction practices, stormwater management, energy conservation and the retrofitting of buildings to be more resilient. The Campus Plan would create the Howard University Historic District for the preservation of many buildings on the campus. The architecture of the

proposed new buildings would be reviewed at the further processing stage for quality and compatibility with the surrounding area.

Policy LU-3.2.3: Non-Profits, Private Schools, and Service Organizations

Ensure that large non-profits, service organizations, private schools, seminaries, colleges and universities, and other institutional uses that occupy large sites within residential areas are planned, designed, and managed in a way that minimizes objectionable impacts on adjacent communities. The zoning regulations should ensure that the expansion of these uses is not permitted if the quality of life in adjacent residential areas is significantly adversely affected.

The proposed new buildings should not cause any significant negative impacts on the surrounding community.

TRANSPORTATION

Policy T-1.2.1: Boulevard Improvements

Continue to work across District agencies to beautify and stabilize selected boulevards by implementing coordinated transportation, economic development, and urban desi. 404.6

The University fronts on Georgia Avenue which is designated as a “Great Street”. The University continues to work with the Department of Transportation on roadway improvements, bus and bicycle lanes, sidewalk and public and private space improvements as shown on the street cross-sections at (Exhibit 15A6, pages 163-164). To further enhance the corridor, the University proposes landscaping, open spaces, sitting areas intertwined with a mix of uses, including ground floor retail uses along the corridor. The improvements would combine to implement the District’s vision for the corridor as by activating the urban spaces would serve the university as well as the neighborhood.

Policy T-3.1.1: Transportation Demand Management (TDM)

Programs Provide, support, and promote programs and strategies aimed at reducing the number of car trips and miles driven (for work and non-work purposes) to increase the efficiency of the transportation system. 414.8

There are currently 3,580 parking spaces on the campus which should be reduced over time with the development of surface parking. The University commits to continue expanding its TDM efforts to reduce vehicular trips to the university which should mitigate the impact on vehicles arriving and departing the university of the adjacent neighborhoods. The proposed TDM measures are assessed in the DDOT Repot.

ENVIRONMENT

Policy E-1.1.1: Street Tree Planting and Maintenance

Plant and maintain street trees in all parts of the city, particularly in areas where existing tree cover has been reduced over the last 30 years. Recognize the importance of trees in providing shade, reducing energy costs, improving air and water quality, providing urban habitat, absorbing noise, and creating economic and aesthetic value in the District’s neighborhoods. 603.4

Policy E-1.1.3: Landscaping

Encourage the use of landscaping to beautify the city, enhance streets and public spaces, reduce stormwater runoff, and create a stronger sense of character and identity. 603.6

The university proposes to evaluate the existing trees on the campus and replace and supplement the tree canopy to provide shade. The trees along with extensive landscaping across the site would define open spaces, enhance buildings and pathways. These landscaped areas would also be integrated in the stormwater management program which would include bioretention facilities, a reduction in run-off for sustainability and energy reduction.

Policy E-3.2.1: Support for Green Building

Encourage the use of green building methods in new construction and rehabilitation projects and develop green building methods for operation and maintenance activities. 614.2

The University has committed that all new developments would be designed to LEED/Green Building standards and that existing buildings would be under the energy Star System. Each of the new building would be assessed at the time of further processing at which time it is expected that the building would be at the highest LEED level or equivalent.

EDUCATION

Policy EDU-3.3.2: Balancing University Growth and Neighborhood Needs

Encourage the growth and development of local colleges and universities in a manner that recognizes the role these institutions play in contributing to the District's character, culture, economy and is also consistent with and supports community improvement and neighborhood conservation objectives. Discourage university actions that would adversely affect the character or quality of life in surrounding residential areas."

The University is supportive of many of the City goal for improvement in education, preservation of the environment, historic preservation, encouraging and supporting the use of public transportation and reducing the use of single-occupancy vehicles and would incorporate these measures in the development of the Campus. The University is also involved in the community with student volunteers in many areas and the proposed new hospital would serve District resident and offer free health services to residents.

Policy EDU-3.3.4: Student Housing

Encourage the provision of on-campus student housing in order to reduce college and university impacts on the housing stock in adjacent neighborhoods. Consider measures to address the demand for student housing generated by non-District institutions with local branches.

The University is proposing a significant number of new apartments on campus to serve upperclassmen.

Policy EDU-3.3.5: Transportation Impacts of Colleges and Universities

Support ongoing efforts by colleges and universities to mitigate their traffic and parking impacts by promoting ridesharing, carpooling, shuttle service, bicycling, and other transportation demand management measures. The provision of adequate on-site parking for institutional uses also should be encouraged.

The University complies with the policies cited above and have outlined measures by which negative impacts on the surrounding neighborhoods will be lessened careful monitoring. The proposed level of development is anticipated by the Comprehensive Plan and allowed by the matter-of-right zoning.

Policy MC-2.1.1: Revitalization of Lower Georgia Avenue

Encourage continued revitalization of the Lower Georgia Avenue corridor. Georgia Avenue should be an attractive, pedestrian-oriented “Main Street” with retail uses, local-serving offices, mixed income housing, civic and cultural facilities, and well-maintained public space.” 2011.5

The Campus Plan contributes to the Comprehensive Plan policy for a revitalization of the Lower Georgia Avenue area including ground floor retail or active uses; university offices; housing for students, faculty and open market. In addition, in conjunction with DDOT, the University proposes to introduce additional landscaping and along Georgia Avenue, improvement in building façades, as well as reorganization of some buildings to have a frontage on Georgia Avenue.

Policy MC-2.1.4: Howard University

Encourage and strongly support continued relationship-building between Howard University and the adjacent residential neighborhoods. Work with Howard University in the abatement of any outstanding community issues such as the redevelopment of vacant property, façade/building enhancements, and buffering issues associated with campus expansion. Stimulate joint development opportunities with the University that benefit students and surrounding residents.”2011.8

The University through the Howard University Community Association has committed to continue working with the residents of adjacent neighborhoods, the ANC, and other community organization to have and open and responsive communications in relation to student who live within the community, traffic, events and the proposed development. The University would continue to foster a relationship of trust and openness.

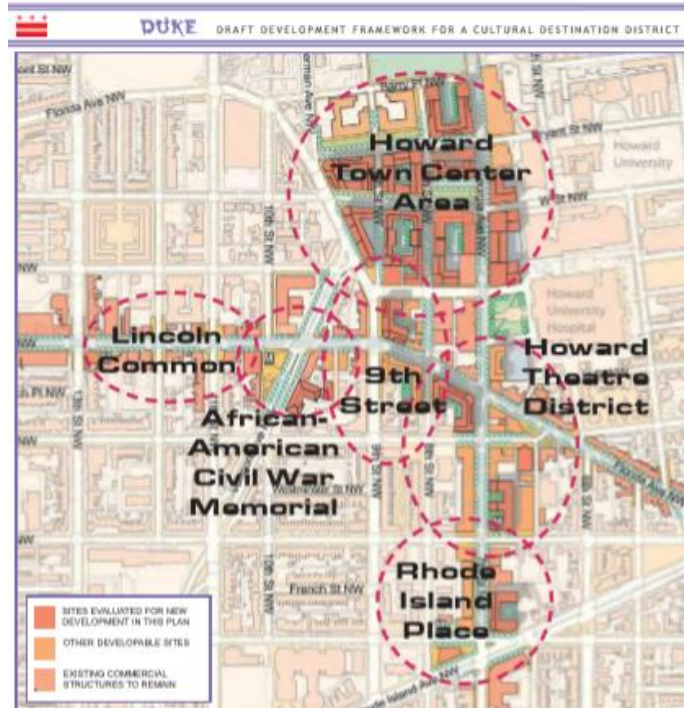
Action MC-2.1.C: Great Streets Improvements

Implement the Great Streets initiative recommendations for Georgia Avenue, including transit improvements, façade improvements, upgraded infrastructure, blight abatement, and incentives for housing and business development along the avenue.” 2011.11

The University has committed to working with DDOT to implement the recommendations of the Georgia Avenue Great Streets Initiative and has included landscape improvements, as well as façade improvements and new building plans. The proposal includes a mix of uses along the corridor which would complement the planned upgrade of this important transportation corridor.

DUKE Plan

The University is within the DUKE Framework for a Cultural Destination for Greater Shaw-U Street (“DUKE Plan”) Small Area Plan, approved by the D.C. Council on June 21, 2005 through Resolution 16-0209. The south western portion of the campus is within the area designated as the Howard Town Center Area (See Map below) and are recommended as development sites



Further, the plan recommends that the areas be developed with ground floor retail and upper floor office and residential use.

