

## STEM Center (E)

A new lab-intensive science, technology, engineering, and mathematics (STEM) building will be developed on the CB Powell site's eastern side, sharing direct adjacency with the proposed Health Sciences Complex.

## Apartment-Style Residences (F1, F2)

Apartment-style residential buildings will be constructed on land immediately west of the Banneker Park, currently occupied by a parking lot and several modular facilities that accommodate the programmatic need for temporary swing-space. This site will support a vibrant, urban residential environment that blends into the surrounding city fabric while remaining relatively cloistered.

The U-shaped form maximizes the number of units that would have easterly views across the adjacent park to the Central Campus. The first floor – fronting Sherman Avenue – would house amenities and appropriately scaled commercial or retail opportunities.

## Fusion Building (J)

The new Fusion Building will be developed on the Wonder Plaza site and provide recreation, student life and support functions, a wellness center, iLab and other learning environments, and student residences. This exciting project will create another new energized campus presence on Georgia Avenue at Bryant Street.

Status	Square	Lot SqFt	Existing GSF	Existing 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	5
Existing	2882	145,179	12,623	0.09	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
Existing	3057	1,337,393	1,157,670	0.87	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
Existing	3064	220,067	318,583	1.45	RA-2, PDR-2	1.8, 4.5
Existing	3065	89,996	129,740	1.44	PDR-3	6
Existing	3068	99,225	363,829	3.67	MU-2	6
Existing	3069	565,412	664,276	1.17	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
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
	<b>3,927,439</b>	<b>5,979,281</b>	<b>1.52</b>			

Table 1.1: Campus Existing Square/Lot/FAR Data

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	261,325	1.80	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
	<b>3,927,439</b>	<b>8,295,670</b>	<b>2.11</b>			

Table 1.2: Proposed Campus Square/Lot/FAR Data rev. 2021.04.04

Zone	Land Area	Proposed GSF	Proposed FAR	Allowed FAR
RA-2, RF-1	2,516,968	3,975,448	1.58	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
	<b>3,927,439</b>	<b>8,295,670</b>		

ZONING COMMISSION

District of Columbia

CASE NO.20-08

EXHIBIT C-11

The PDR -2 Zone permits medium-density commercial and PDR activities employing a large workforce and some heavy machinery under controls that minimize adverse impacts on adjacent, more restrictive zones.

**Production, Distribution, and Repair-3 (PDR-3)** This zone occurs in a larger area within the boundary, along Georgia Avenue and immediately south of the PDR-2 zone. The area includes the Howard University Center, PFM Storage, Cancer Research Center, HU Hospital, Hospital Tower, and the Medical Arts buildings. The PDR-3 zone permits high-density commercial and PDR activities employing a large workforce and requiring some heavy machinery under controls that minimize any adverse impacts on adjacent, more restrictive zones.

### 3.1.4 Central Campus Boundary

The boundaries for the Central Campus are as follows: beginning at the northeastern edge 2827 Georgia Avenue, the boundary line runs east along Gresham Place to the western edge of 511 Gresham Place, north to Hobart Place, and continues east to 5th Street. It then turns south, continuing along 5th Street, past 4th Street and Howard Place to the northern edge of a quadrangle of dormitories located on 4th Street and runs behind the dorms until it reaches Bryant Street.

The boundary line continues west to 4th Street, then runs south to W Street and west to the church at 5th and W Streets. It continues south along the church property to the alley paralleling V Street. From that point, it runs east to 4th Street. After running south on 4th Street, to Oakdale Place, it turns west to 5th Street and then south past Elm Street to the alley beyond the Hospital site. It turns west for approximately 600 feet and then southwest to the U Street and Bohrer Street intersection. At this intersection, it continues northwest to Georgia Avenue.

The boundary line continues north on Georgia Avenue to Fairmont Street, where it turns east and runs to the alley that bisects the block. It turns north at the alley and runs along the alley until it turns west at the southern edge of 654 Girard Street, to Georgia Avenue. The boundary continues north on Georgia Avenue for



Figure 3.8: 2019 Amended HU Campus Boundary

Square Number	Lot(s)
0330	0800
2872	0266, 0267, 0268, 0269, 0270, 0271, 0275, 0803, 0820, 0823, 0824
2873	1109, 1110
2882	0950, 0951, 0952, 0953, 1037
2885	0889
3055	0015, 0821
3057	0092
3058	0834, 0835
3060	0041, 0830, 0839
3063	0801
3064	0044, 0045, 0826, 0837
3065	0033, 0829, 0830, 0831, 0833, 0834
3068	0809, 0810
3069	0065, 0066
3072	0052, 0818
3074	0011
3075	0807
3080	0073
3094	0800

### 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.

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Table 4.2: Proposed Campus Square/Lot/FAR Data

## 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

F. 2 Apartment-Style Residences (ASR) Zoning	
Zoned	RA-2 (future zoning change desired)
FAR	1.8 (1.8) (future zoning change desired)
Height	60' (50' Max/90' Institutional Allowed)
Lot Occupancy	40% (60% allowed)

Table 4.14: Apartment Zoning Requirements

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) @ 60' Height	
Floors 1-4	28,106 GSF (F-1) + 25,340 GSF (F-2) Total 53,446 GSF Floor/Combined
<b>Total Floors 1-4</b>	<b>213,784 GSF (Combined)</b>
Floor 5	20,794 GSF (F-1) + 18,669 GSF (F-2) Total 39,463 GSF Floor/Combined
<b>Total Floor 5</b>	<b>39,463 GSF (Combined)</b>
1	Level of Basement (Not Included in Total)
2	Levels of Below-Grade Structured Parking
<b>ASR TOTAL</b>	<b>253,247 GSF (GSF Does Not Include any below grade basement/parking)</b>

Table 4.15: Apartment Building Data

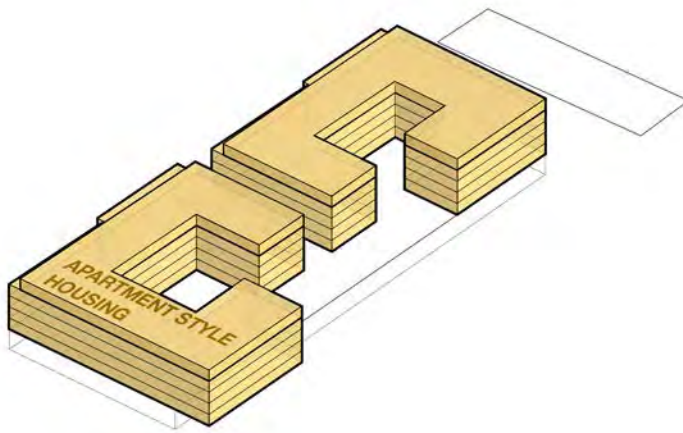


Figure 4.23: Apartment-Style Residences: Massing Study

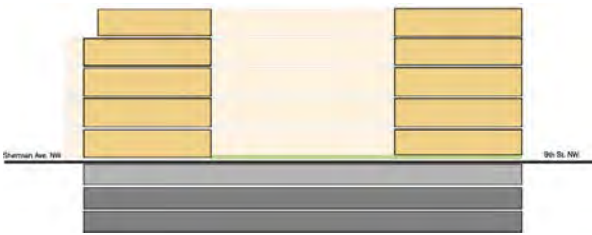


Figure 4.24: Apartment-Style Residences: Diagrammatic Section



Figure 4.25: Apartment-Style Residences in Context

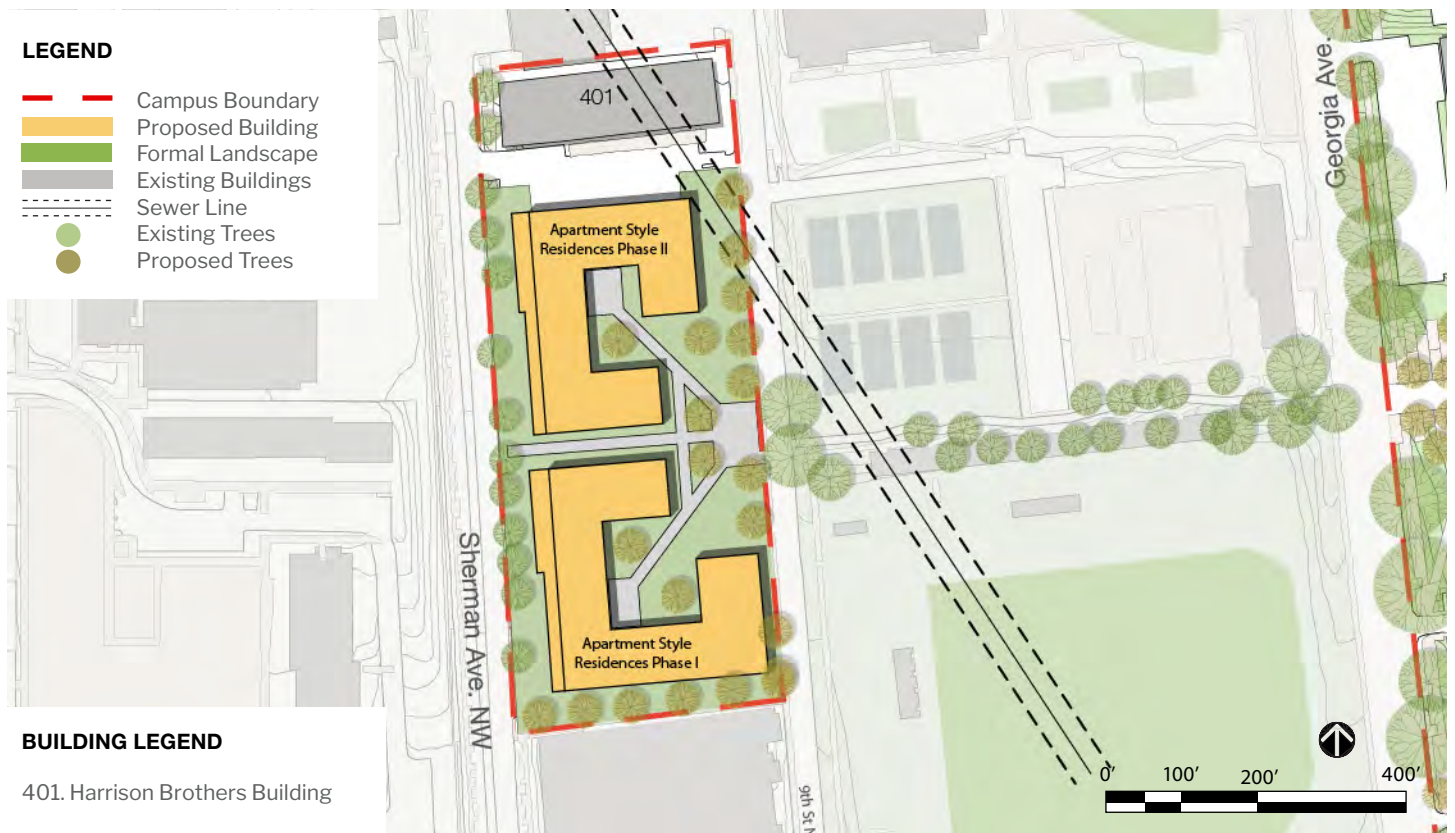


Figure 4.26: Apartment-Style Residences: Plan View