

# Holland & Knight

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January 12, 2026

## VIA IZIS

Zoning Commission for the District of Columbia  
441 4<sup>th</sup> Street NW, Suite 210-S  
Washington, DC 20001

**Re: ZC Case No. 20-08D – Prehearing Submission  
Further Processing of Howard University 2020 Central Campus Master Plan**

Dear Members of the Commission:

On behalf of GS Development Services Northeast, LLC (the “Applicant”), as authorized by Howard University, the owner of the property located at 2301 Georgia Avenue NW (Lot 44 in Square 3064) (the “Property”), we submit this Prehearing Submission in support of the above-referenced case. This filing is timely, as it is submitted no fewer than 30 days prior to the public hearing scheduled for Monday, February 9, 2026.<sup>1</sup> The Applicant respectfully requests the Commission’s approval of the following:

- Pursuant to Subtitle X §§ 101 and 106.1 and Subtitle Z § 302, **further processing** of Howard University’s 2020 Central Campus Master Plan (the “Campus Plan”)
- Pursuant to Subtitle X § 901.2, **special exception relief** from (i) the plaza requirement in the MU-10 zone set forth in Subtitle G § 212.1; and (ii) the short-term bicycle parking requirement for education use (college / university) set forth in Subtitle C § 802.1.

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<sup>1</sup> Under § 401.5, no application may be modified less than 30 days before the hearing. Counting back 30 days from the public hearing date yields Saturday, January 10, 2026. Pursuant to § 204.3, when the last day falls on a Saturday, Sunday, or District holiday, the period extends to the next business day. Accordingly, the effective modification deadline is Monday, January 12, 2026.

The vision for the Property articulated in the Campus Plan, the enabling map amendment that rezoned the Property to the MU-10 zone,<sup>2</sup> and the justifications for approval are comprehensively detailed in the Applicant's Statement in Support ([Ex. 3](#)).

Approval of this application will allow the Applicant to deliver for Howard University a state-of-the-art mixed-use building identified in the Campus Plan as the Fusion Building. The Project will encompass approximately 317,280 square feet of gross floor area, including approximately 282 student housing units (595 beds), ground-floor retail, a student dining hall, and a full-service wellness center. The Fusion Building will address critical institutional needs and serve as a transformative catalyst for sustained revitalization along the Georgia Avenue corridor.

Enclosed are the Applicant's updated architectural plans and elevations (the "Updated Plans") ([Exhibit A](#)), the Transportation Statement ([Exhibit B](#)),<sup>3</sup> and the expert resume for Daniel Solomon, who prepared the Transportation Statement ([Exhibit C](#)). The Updated Plans incorporate changes made in response to OP feedback, along with minor revisions to plans, sections, elevations, and renderings to reflect ongoing design progress.

#### **A. Restated Request for Design Flexibility**

As stated in the Applicant's Statement in Support (see [Ex. 3](#), pp. 6–7), the Applicant requests design flexibility for the Project in the following areas, pursuant to Subtitle Z § 702.8:

- **Interior Components**: To vary the location and design of all interior components, including partitions, structural slabs, doors, hallways, columns, stairways, atria, and mechanical rooms, provided that the variations do not change the exterior configuration of the building as shown on the plans approved by the order;
- **Exterior Materials – Color**: To vary the final selection of the colors of the exterior materials based on availability at the time of construction, provided such colors are within the color ranges shown on the plans approved by the order;
- **Exterior Details – Location and Dimension**: To make minor refinements to the locations and dimensions of exterior details that do not substantially alter the exterior configuration of the building or design shown on the plans approved by the order. Examples of exterior details would include, but are not limited to, doorways, canopies, railings, and skylights;
- **Number of Student Housing Units**:<sup>4</sup> To provide a range in the approved number of student housing units of plus or minus ten percent (10%), except that the total square footage for the student housing use shall not be reduced.

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<sup>2</sup> See Z.C. Order No. 24-01.

<sup>3</sup> The Applicant previously submitted the Transportation Statement to DDOT on December 18, 2025.

<sup>4</sup> The standard language set forth in Subtitle Z § 702.8(d) has been modified such that it is tailored to student housing units for purposes of the Project.

- Parking Layout: To make refinements to the approved parking configuration, including layout and number of parking space plus or minus ten percent (10%), so long as the number of parking spaces is at least the minimum number of spaces required by the Zoning Regulations;
- Streetscape Design: To vary the location, attributes, and general design of the approved streetscape to comply with the requirements of, and the approval by, the DDOT Public Space Division;
- Signage: To vary the font, message, logo, and color of the approved signage, provided that the maximum overall dimensions and signage materials are consistent with the signage on the plans approved by the order and are compliant with the DC signage regulations; and
- Sustainable Features: To vary the approved sustainable features of the project, provided that, if a LEED standard is specified, the total number of LEED points achievable for the project does not decrease below the minimum required for the LEED standard specified by the order.

## **B. Updated Witness List**

Below is the Applicant's updated witness list for the public hearing. Witnesses whom the Applicant may proffer as experts are noted in an asterisk (\*).

- **Derrek Niec-Williams**, Executive Director of Campus Planning, Architecture & Development, representative of Howard University
- **\*Bob Keane/Matt Lam**, WDG Architecture  
*The Commission has previously confirmed Mr. Keane as an expert witness in architecture and design, whose resume is already in the record at [Ex. 3J](#). Alternatively, the Applicant is proffering Mr. Lam as an expert witness in the same discipline. Mr. Lam's resume is attached hereto as **Exhibit C**.*
- **\*Daniel Solomon**, Gorove Slade  
*The Commission has previously confirmed Mr. Solomon as an expert witness in in transportation and traffic management. Mr. Solomon's resume is also submitted with **Exhibit C**.*
- **\*Bel St. John Day**, Bradley Site Design  
*The Applicant is proffering Ms. St. John Day as an expert witness in landscape architecture, whose resume is already in the record at [Ex. 3J](#).*

We appreciate the Commission's continued consideration and look forward to presenting the application to the Commission at the public hearing.

Zoning Commission for the District of Columbia  
Z.C. Case No. 20-08D  
Applicant's Prehearing Statement

Respectfully submitted,

HOLLAND & KNIGHT LLP

By: *Leila Batties*

Leila M. Jackson Batties  
Christopher S. Cohen  
Madeline Shay Williams

cc: Certificate of Service

Attachments

Exhibit A – Updated Architectural Plans and Elevations

Exhibit B – Transportation Statement

Exhibit C – Expert Resumes for Matt Lam and Daniel Solomon

**Certificate of Service**

We hereby certify that on January 12, 2026, a copy of the foregoing Applicant's Prehearing Statement was served by electronic mail on the following at the addresses listed below.

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