

HOWARD UNIVERSITY WONDER PLAZA / FUSION BUILDING

GS Development Services Northeast, LLC | Applicant

Zoning Commission of the District of Columbia
Howard University Central Campus Master Plan 2020 Further Processing
January 12, 2026

2301 Georgia Ave, NW
Washington, DC 20001
Square 3064 | Lot 44
ZC Case No. 20-08D

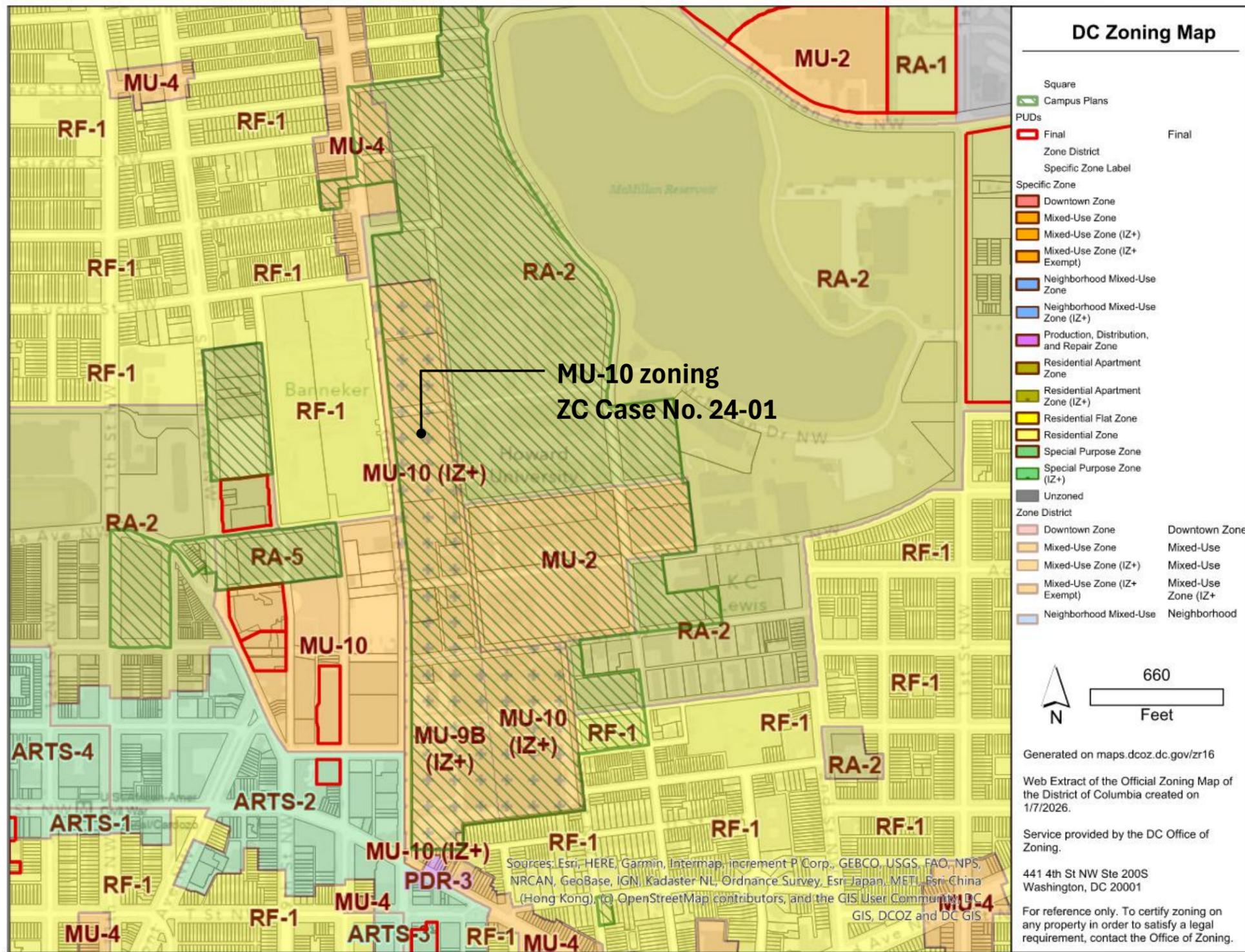


Architecture | WDG Architecture & Moody Nolan Landscape Design | Bradley Site Design Civil Engineering | Bohler DC Land Use Counsel | Holland & Knight

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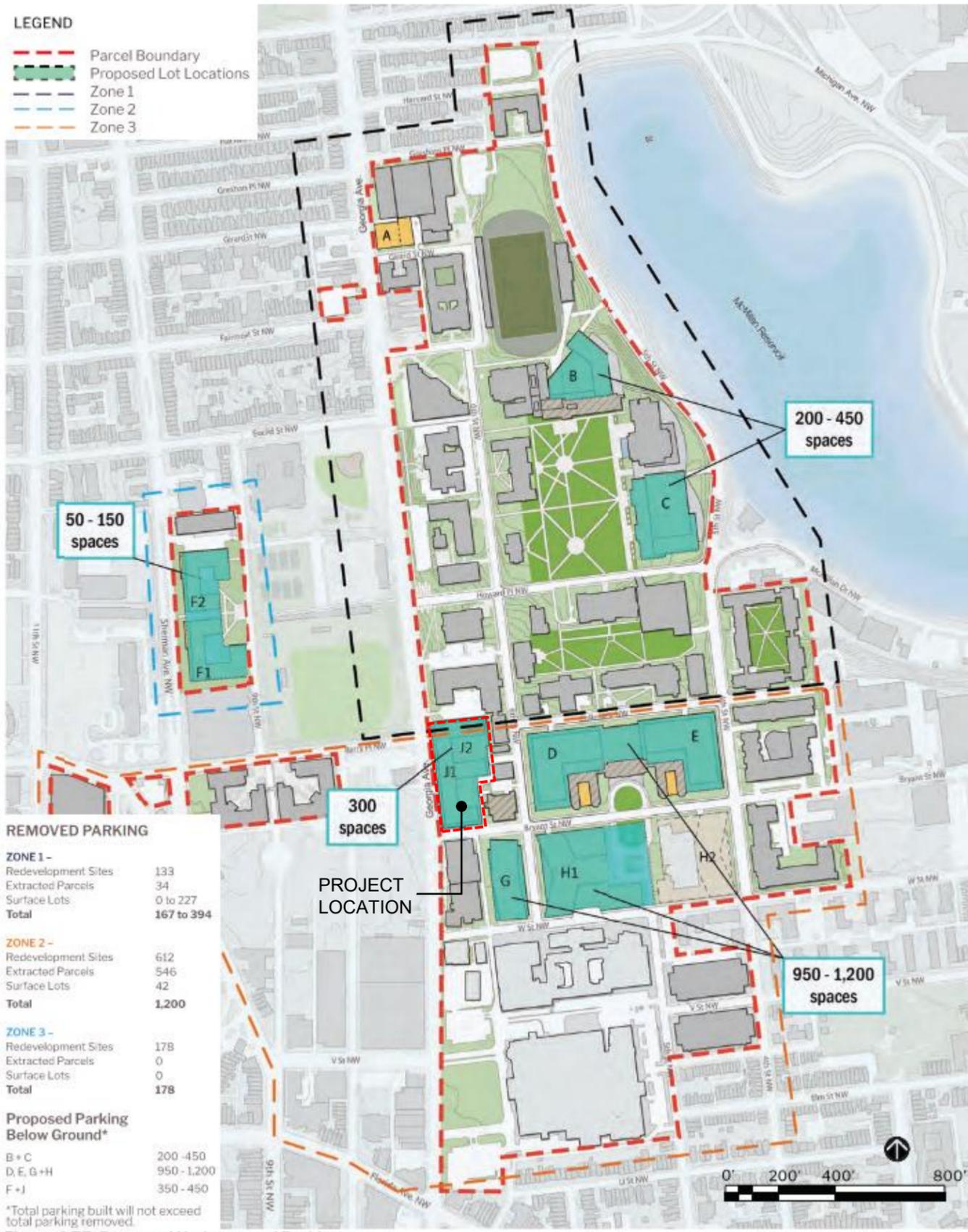
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ZONING COMMISSION
District of Columbia
CASE NO. 20-08D
EXHIBIT NO. 16A1



LEGEND

- Parcel Boundary
- Proposed Lot Locations
- Zone 1
- Zone 2
- Zone 3



REMOVED PARKING

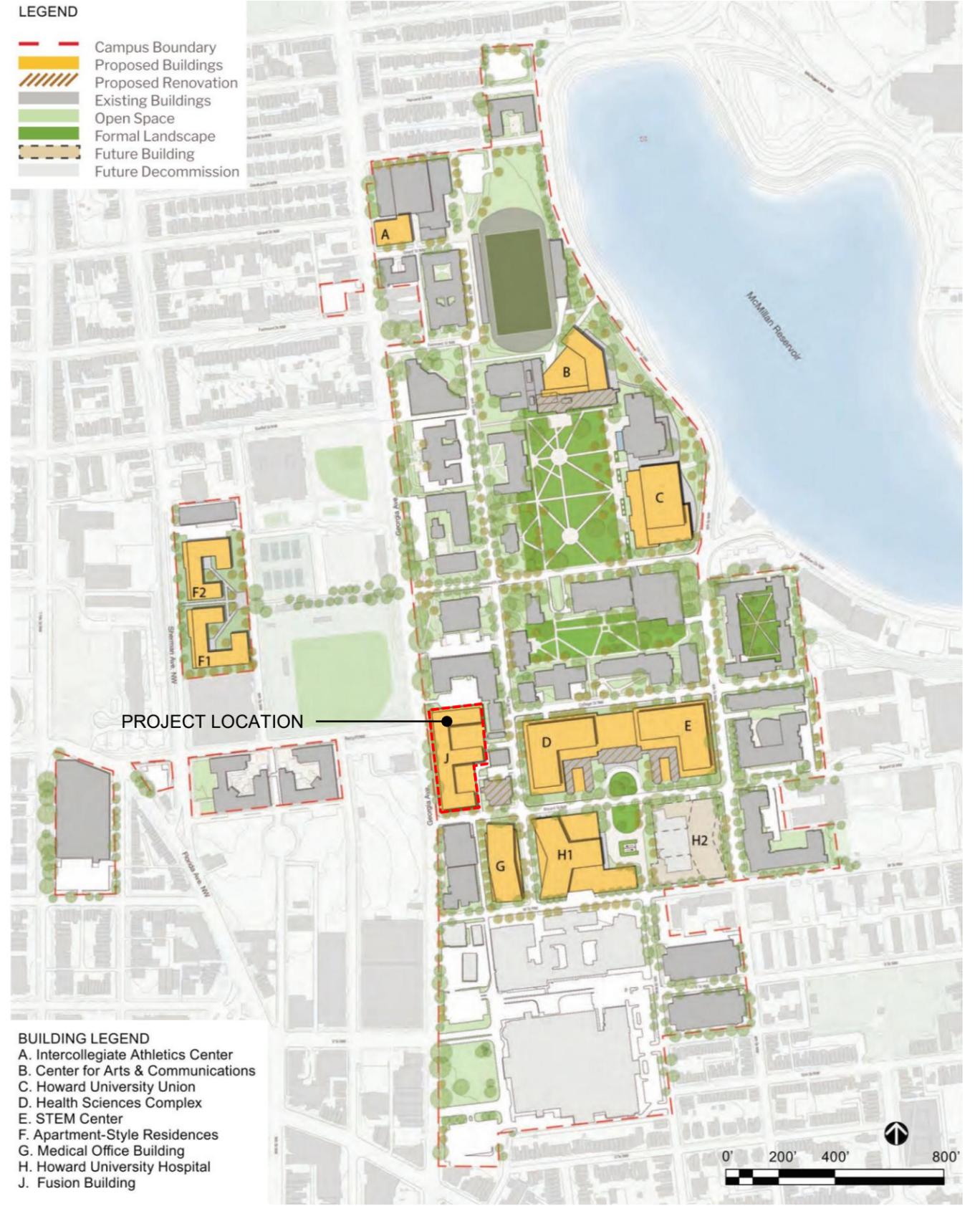
ZONE 1 -	
Redevelopment Sites	133
Extracted Parcels	34
Surface Lots	0 to 227
Total	167 to 394
ZONE 2 -	
Redevelopment Sites	612
Extracted Parcels	546
Surface Lots	42
Total	1,200
ZONE 3 -	
Redevelopment Sites	178
Extracted Parcels	0
Surface Lots	0
Total	178
Proposed Parking Below Ground*	
B + C	200 - 450
D, E, G + H	950 - 1,200
F + J	350 - 450

*Total parking built will not exceed total parking removed.

Figure 4.57: Proposed Underground Parking

LEGEND

- Campus Boundary
- Proposed Buildings
- Proposed Renovation
- Existing Buildings
- Open Space
- Formal Landscape
- Future Building
- Future Decommission



- BUILDING LEGEND**
- A. Intercollegiate Athletics Center
 - B. Center for Arts & Communications
 - C. Howard University Union
 - D. Health Sciences Complex
 - E. STEM Center
 - F. Apartment-Style Residences
 - G. Medical Office Building
 - H. Howard University Hospital
 - J. Fusion Building

APPROVED CAMPUS MASTERPLAN

APPROVED CAMPUS MASTER PLAN ZONING DATA*

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

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

Table 4.19: Fusion Building, Building Data

*Property rezoned from PDR-2 to MU-10 pursuant to ZC Order 24-01

PROPOSED WONDER PLAZA / FUSION BUILDING ZONING SUMMARY

	Required / Permitted	Proposed	Remarks
Square		3064	
Lot		44	
Total Site Area		69,312 SF	
Zoning		MU-10	
FAR	Residential Maximum: 6.0 (415,872 SF) Non-Residential Maximum: 3.0 (207,936 SF)	Proposed (Combined): 4.58 Proposed (Residential): 4.06 (281,696 SF) Proposed (Non-Residential): 0.51 (35,584 SF)	
Building Height	Maximum: 90'	Proposed: 90'	
Number of Stories	Maximum: N/A	Proposed: 8	
Penthouse Height	Maximum: 20'	Proposed: 20'	1 plus mezzanine; Second story permitted for penthouse mechanical space
Lot Occupancy (MU-10)	Maximum: 100%	Proposed: 93%	
Green Area Ration (GAR)	Minimum: 0.2	Proposed: 0.27	
Rear Yard	Required: N/A	Proposed: N/A	
Side Yard	Required: N/A	Proposed: N/A	
Plaza	5,545 SF	Provided: 0 SF	
Courts		Court Height 72'-0"	
North Courtyard: Closed Court	Required Court Width: Minimum 24'-0"	Provided Court Width: 73'-0"	
South Courtyard: Open Court	Required Court Width: Minimum 24'-0"	Provided Court Width: 76'-3"	
Proposed Development Program			
	GFA	Non-GFA	
Student Housing (Including Amenity, Lounge, Workrooms, etc...)	281,696 SF	17,699 SF	
Health & Wellness	19,656 SF	33,979 SF	
Retail	7,520 SF	-	
Dining	8,408 SF	-	
Parking & Building Service	-	85,937 SF	
Total Gross Floor Area (GFA)	317,280 SF	137,615 SF	
Student Housing Dwelling Units		282 DU's / 595 Beds	
Parking			Remarks
Vehicular Parking	Maximum: 300 Vehicles (Per Campus Master Plan)	Proposed: 150 Vehicles	
Bicycle Parking (Long Term)	Required	Proposed	
Education - University (1 per 7,500 sf)	43		Per 317,280 SF
Total Long Term Bicycle Spaces	43	110	
Bicycle Parking (Short Term)	Required	Proposed	
Education - University (1 per 2,000 sf)	100		Per 317,280 SF See Note 2.
Total Short Term Bicycle Spaces	100	32	
Loading	Required	Proposed	
Education (< 100,000 SF)	2		
Total Loading Berths	2	2	
Notes			
1 For purposes of counting FAR, Gross Floor Area does not include: 1) parking and access ramps, 2) bays projecting 4'-0" or less over area lines, and 3) spaces with structural headroom clearance less than 4'-0" above grade level.			
2 Proposed short term bicycle parking indicated as exterior parking facilities along Georgia Ave and Bryant Street.			



GEORGIA AVENUE FACADE 2022









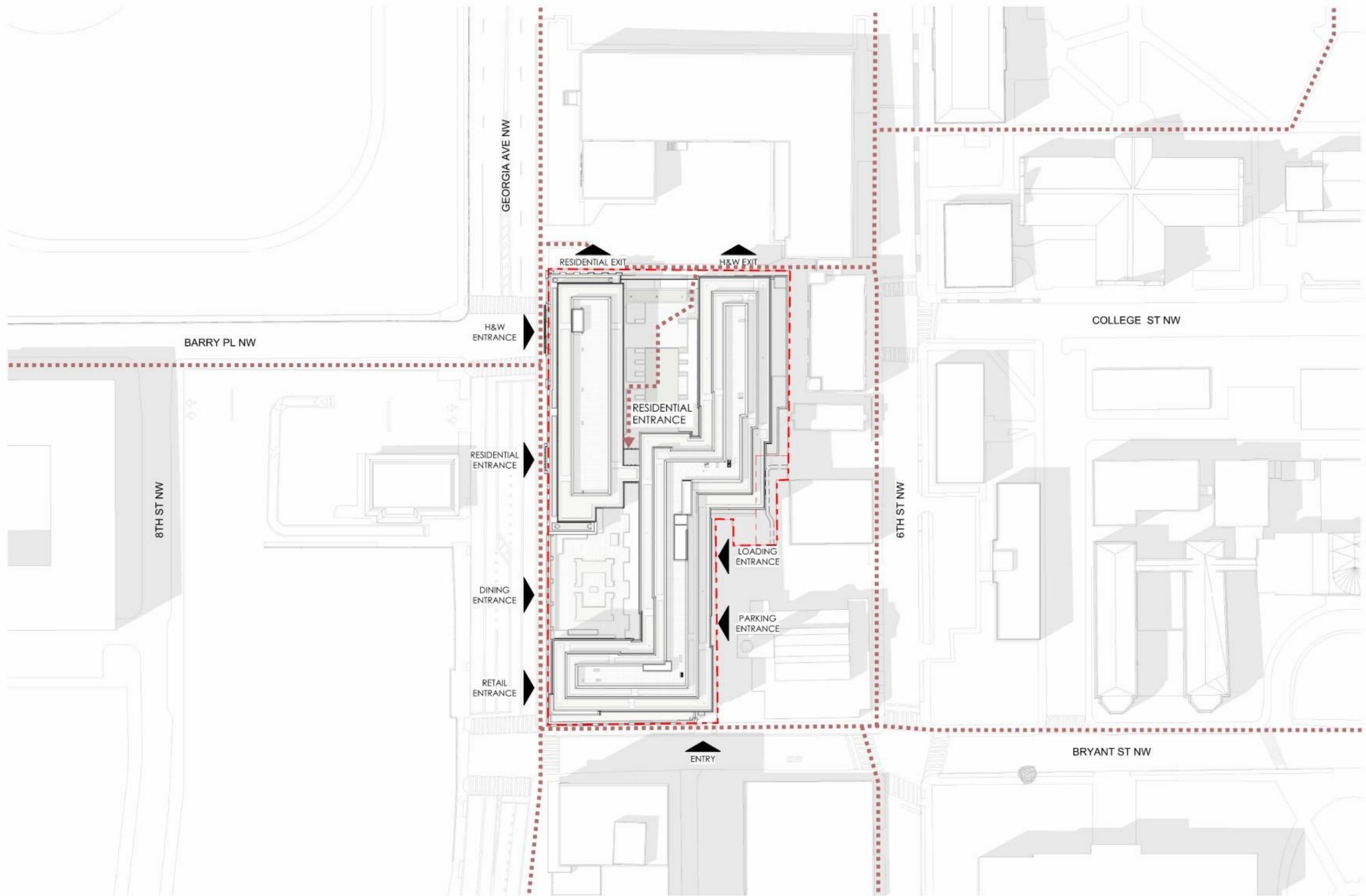


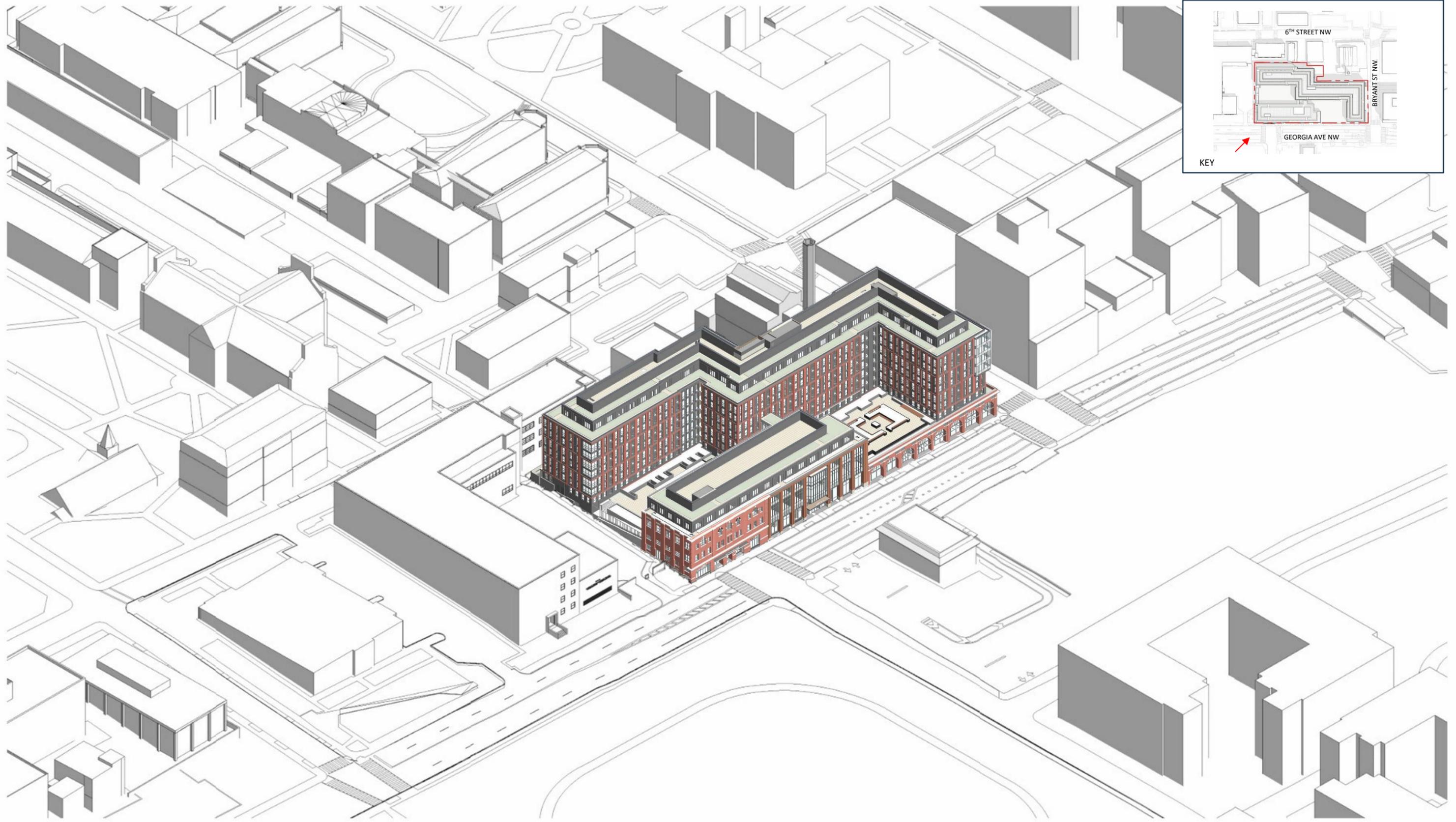
EXISTING FACADE TO
REMAIN (GEORGIA AVE
& BRYANT ST)

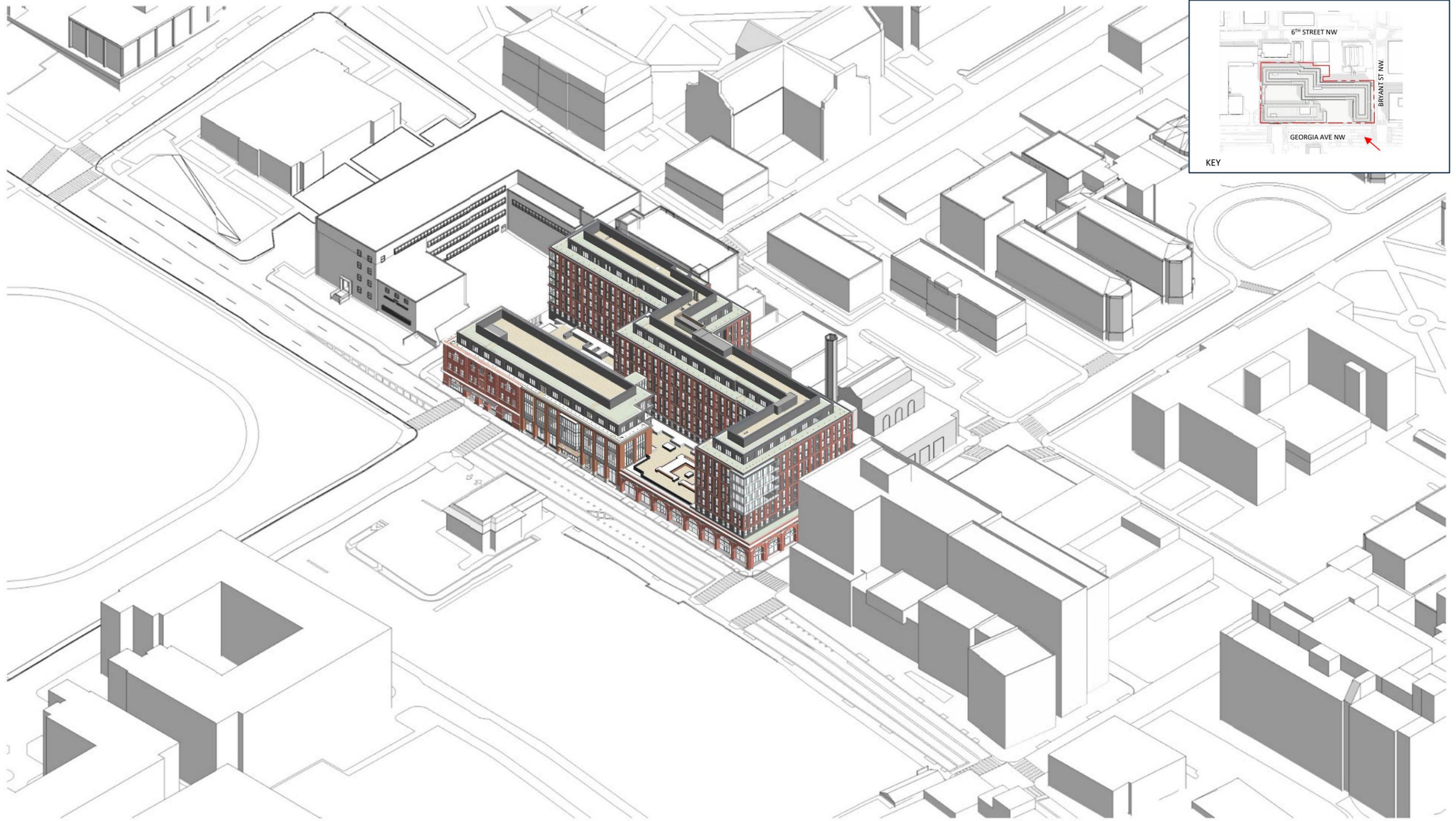
REMOVE SECOND
FLOOR MASSING
(NON-ORIGINAL ADDITION)

NEW INFILL FACADE

EXISTING FACADE TO
REMAIN (GEORGIA AVE
& NORTH FAÇADE)

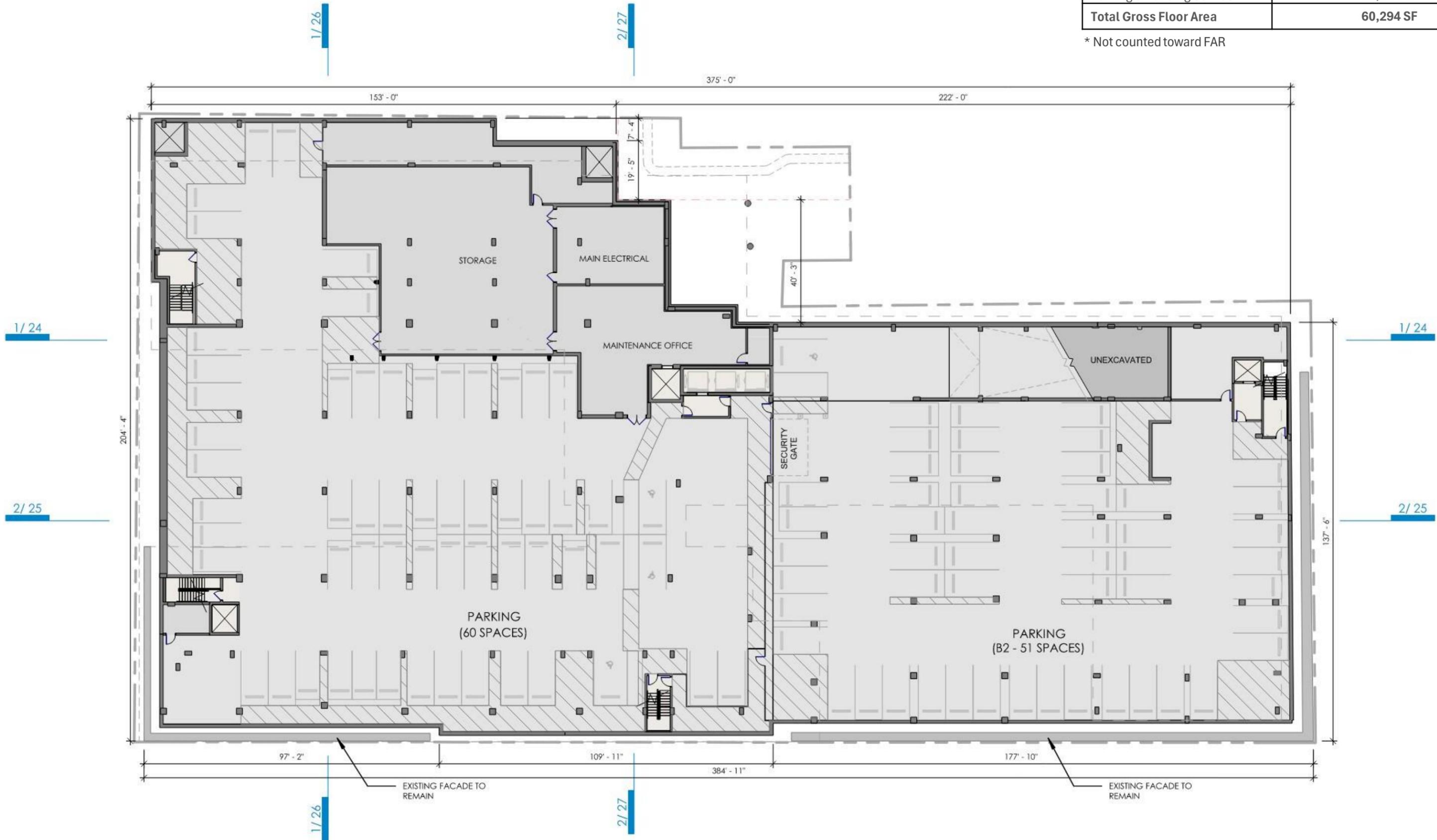






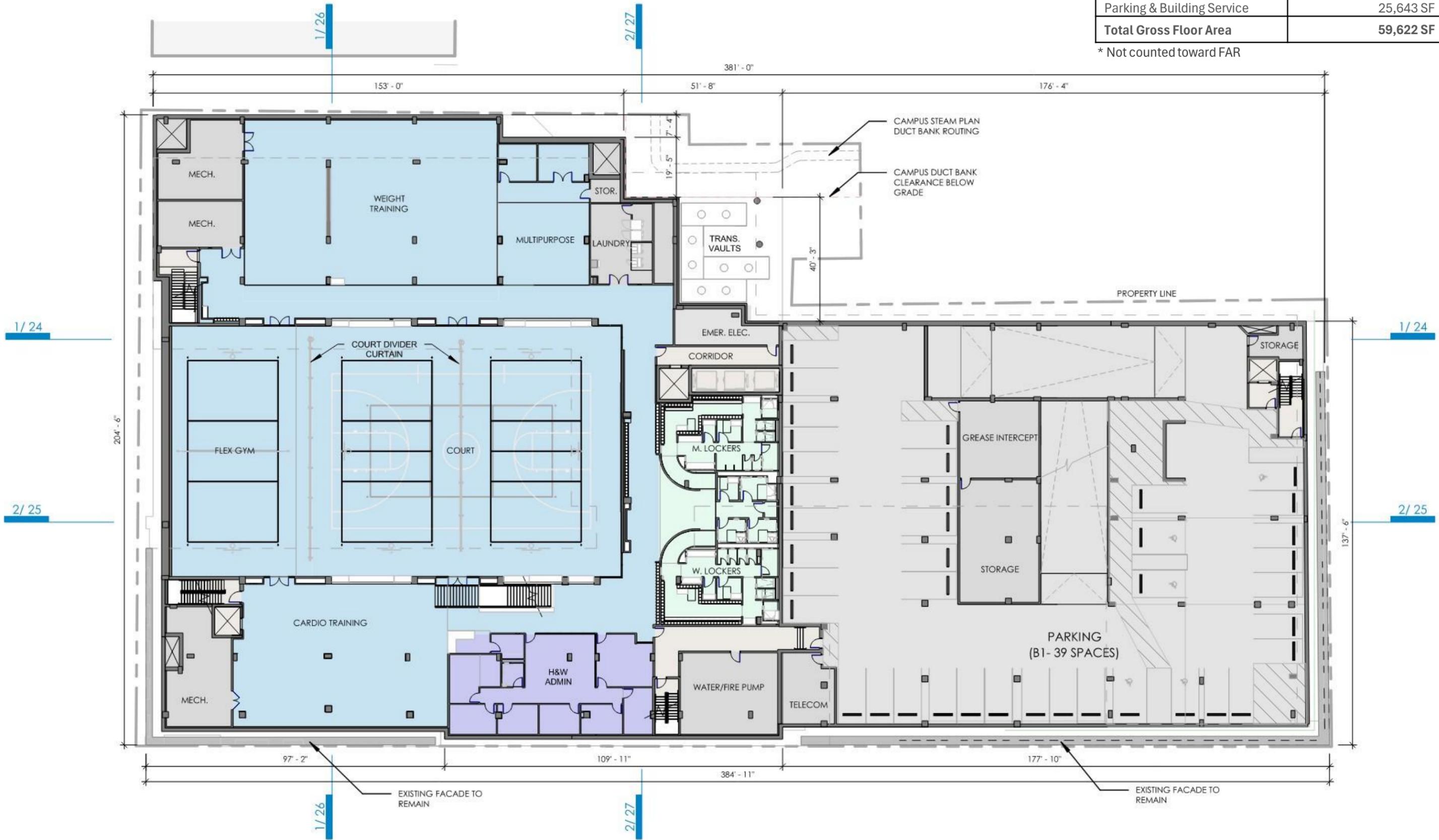
Program Areas - Gross Floor Area*	
Parking & Building Service	60,294 SF
Total Gross Floor Area	60,294 SF

* Not counted toward FAR

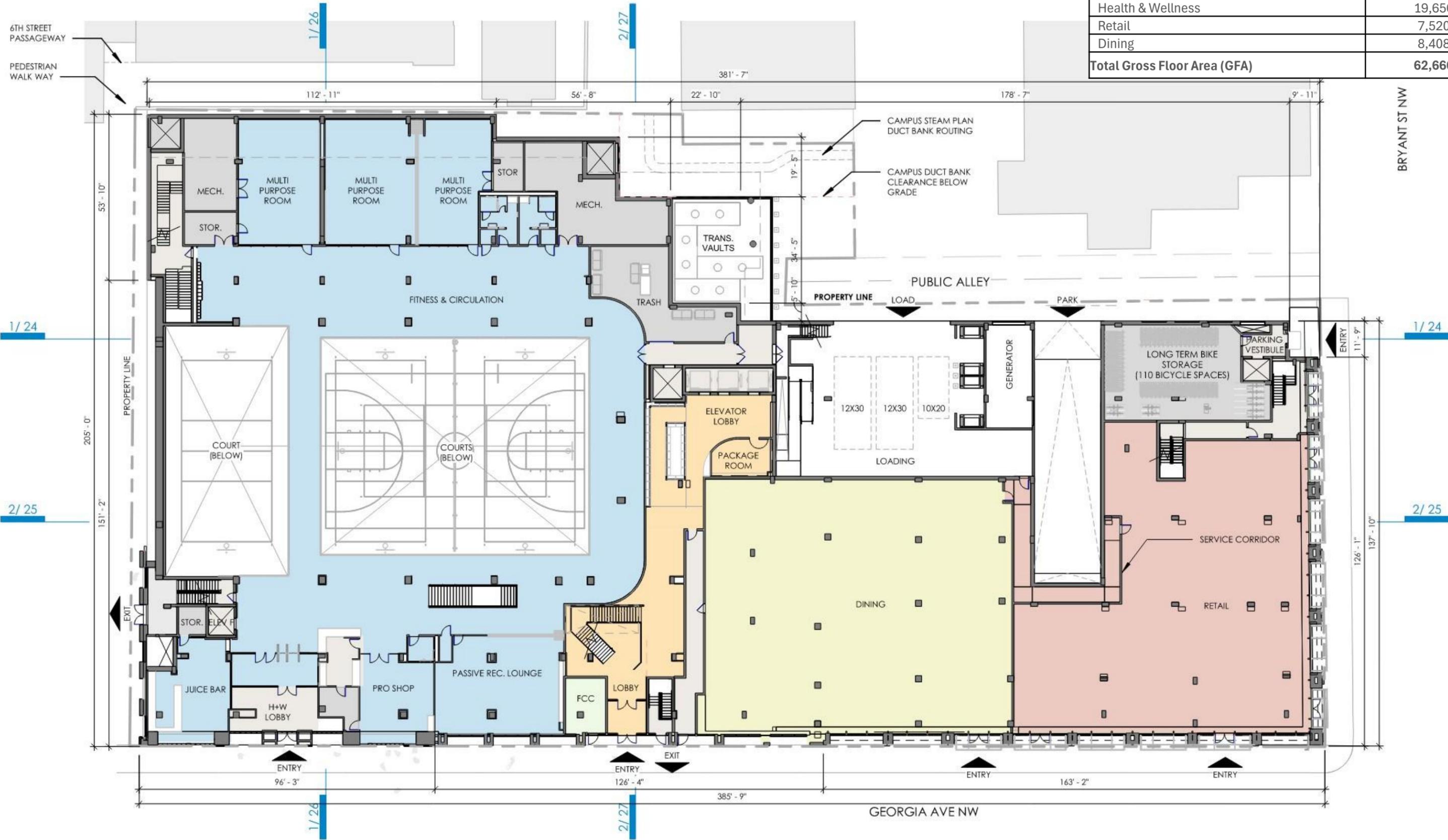


Program Areas - Gross Floor Area*	
Health & Wellness	33,979 SF
Parking & Building Service	25,643 SF
Total Gross Floor Area	59,622 SF

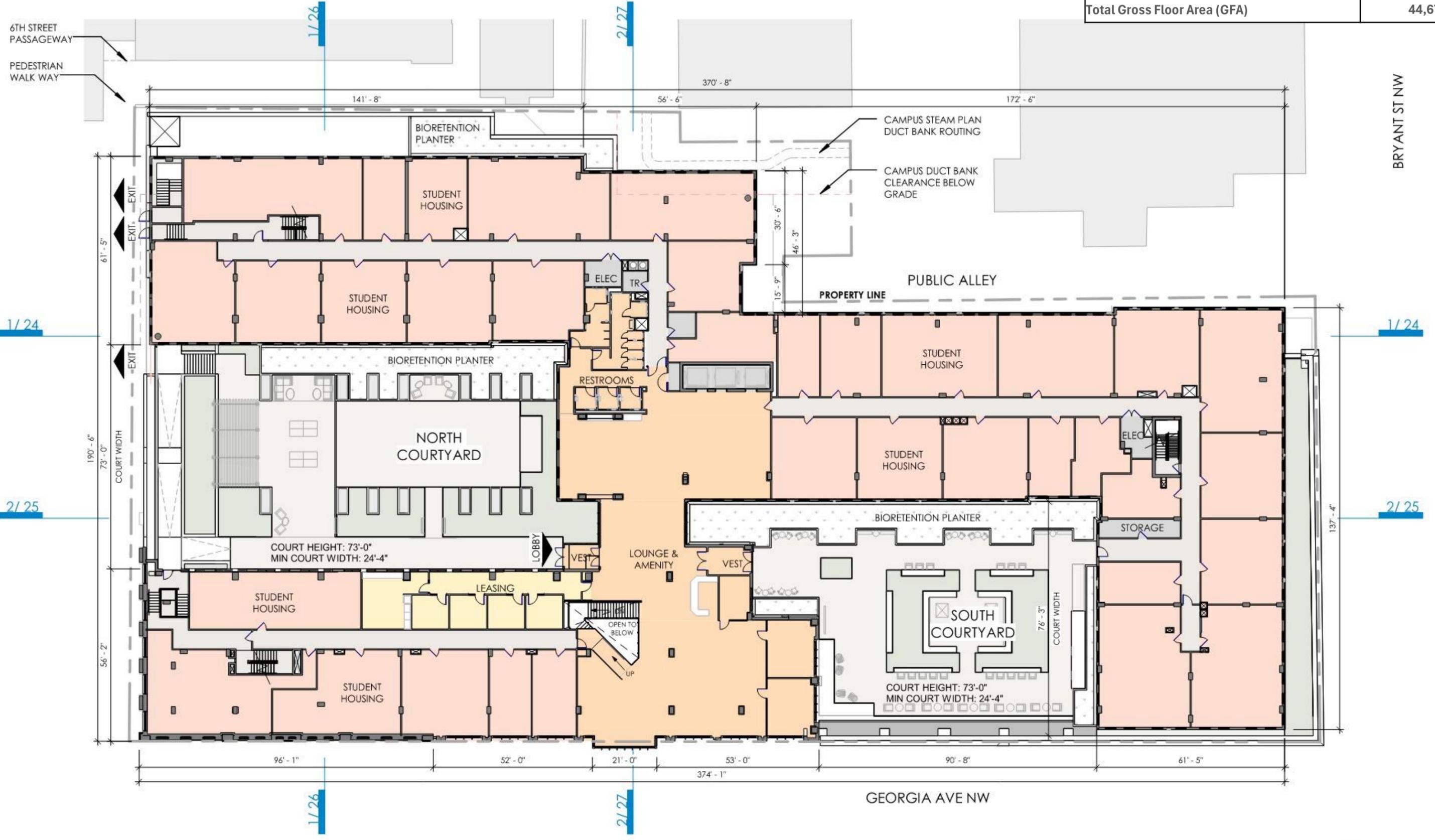
* Not counted toward FAR



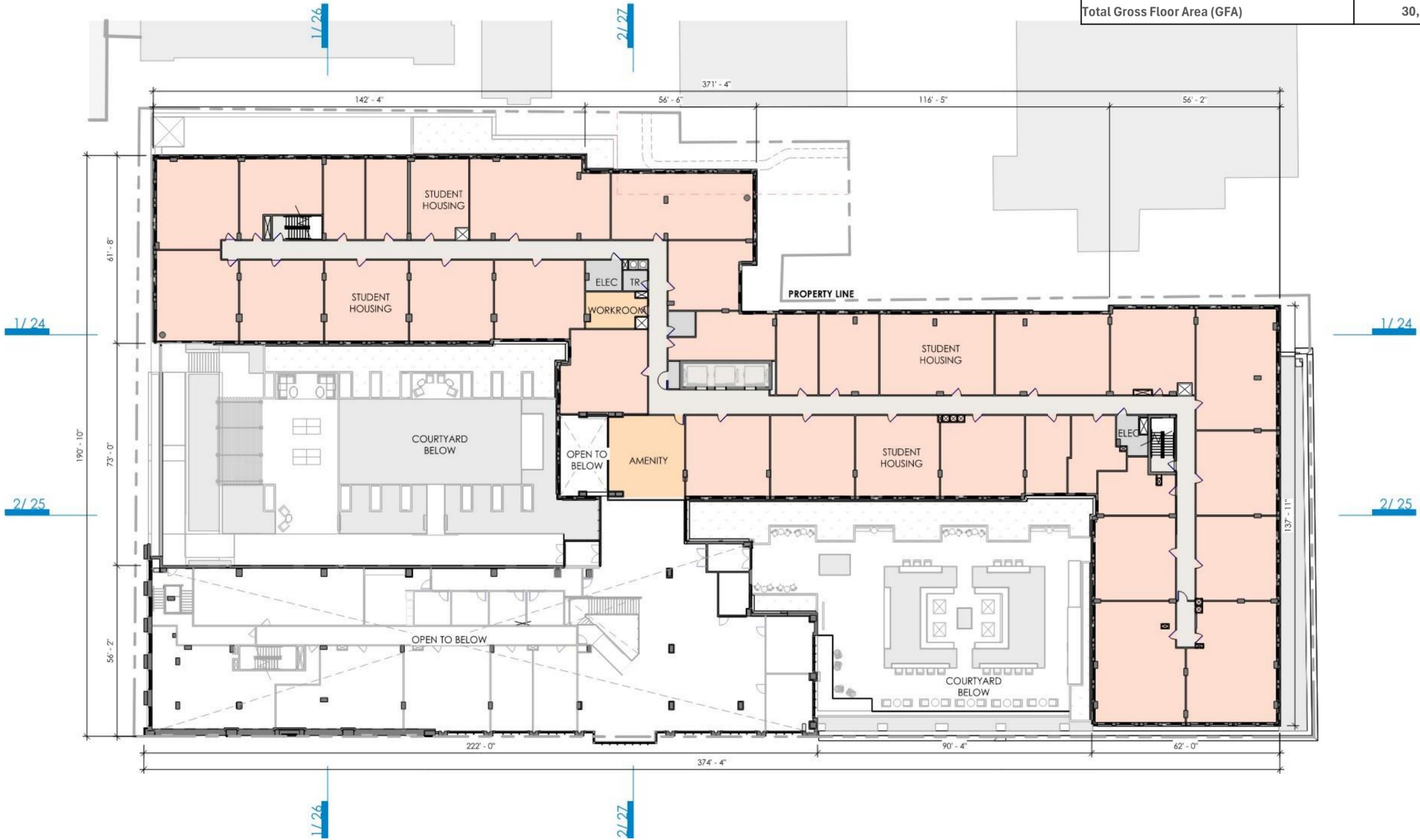
Program Areas - Gross Floor Area (GFA)	
Student Housing	27,082 SF
Health & Wellness	19,656 SF
Retail	7,520 SF
Dining	8,408 SF
Total Gross Floor Area (GFA)	62,666 SF



Program Areas - Gross Floor Area (GFA)	
Student Housing	44,672 SF
Total Gross Floor Area (GFA)	44,672 SF



Program Areas - Gross Floor Area (GFA)	
Student Housing	30,576 SF
Total Gross Floor Area (GFA)	30,576 SF



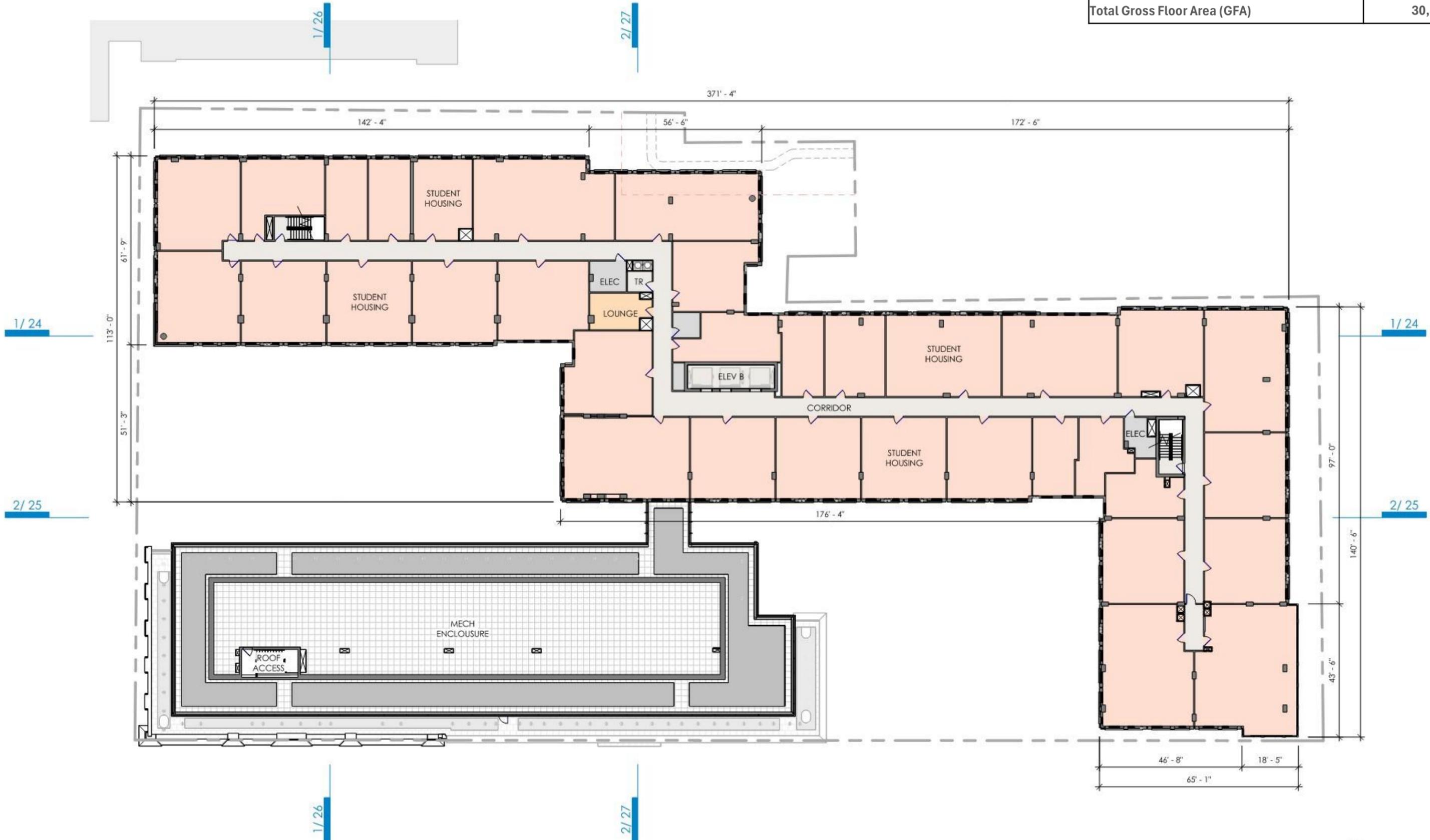
Program Areas - Gross Floor Area (GFA)	
Student Housing	44,597 SF
Total Gross Floor Area (GFA)	44,597 SF



Program Areas - Gross Floor Area (GFA)	
Student Housing	42,184 SF
Total Gross Floor Area (GFA)	42,184 SF

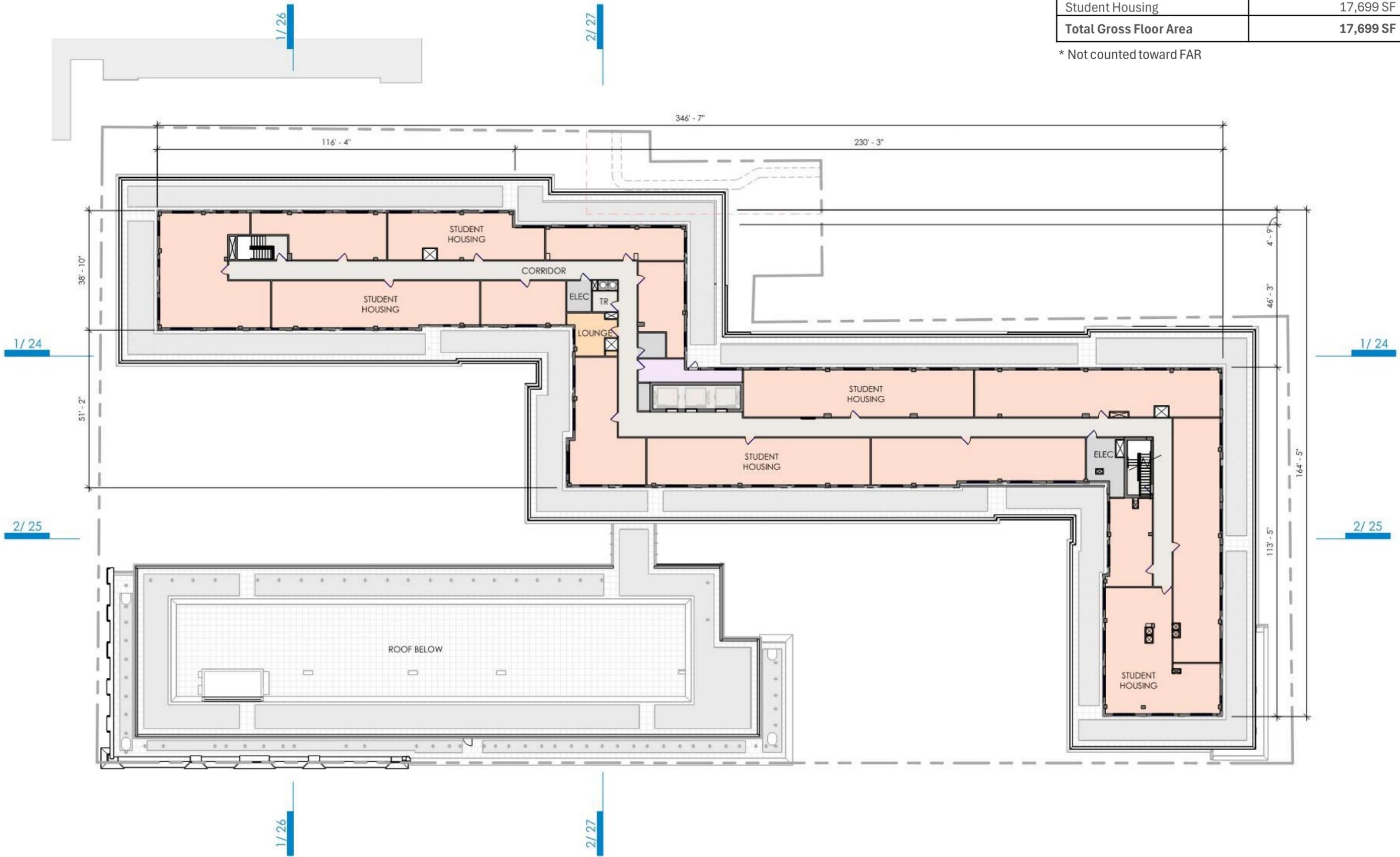


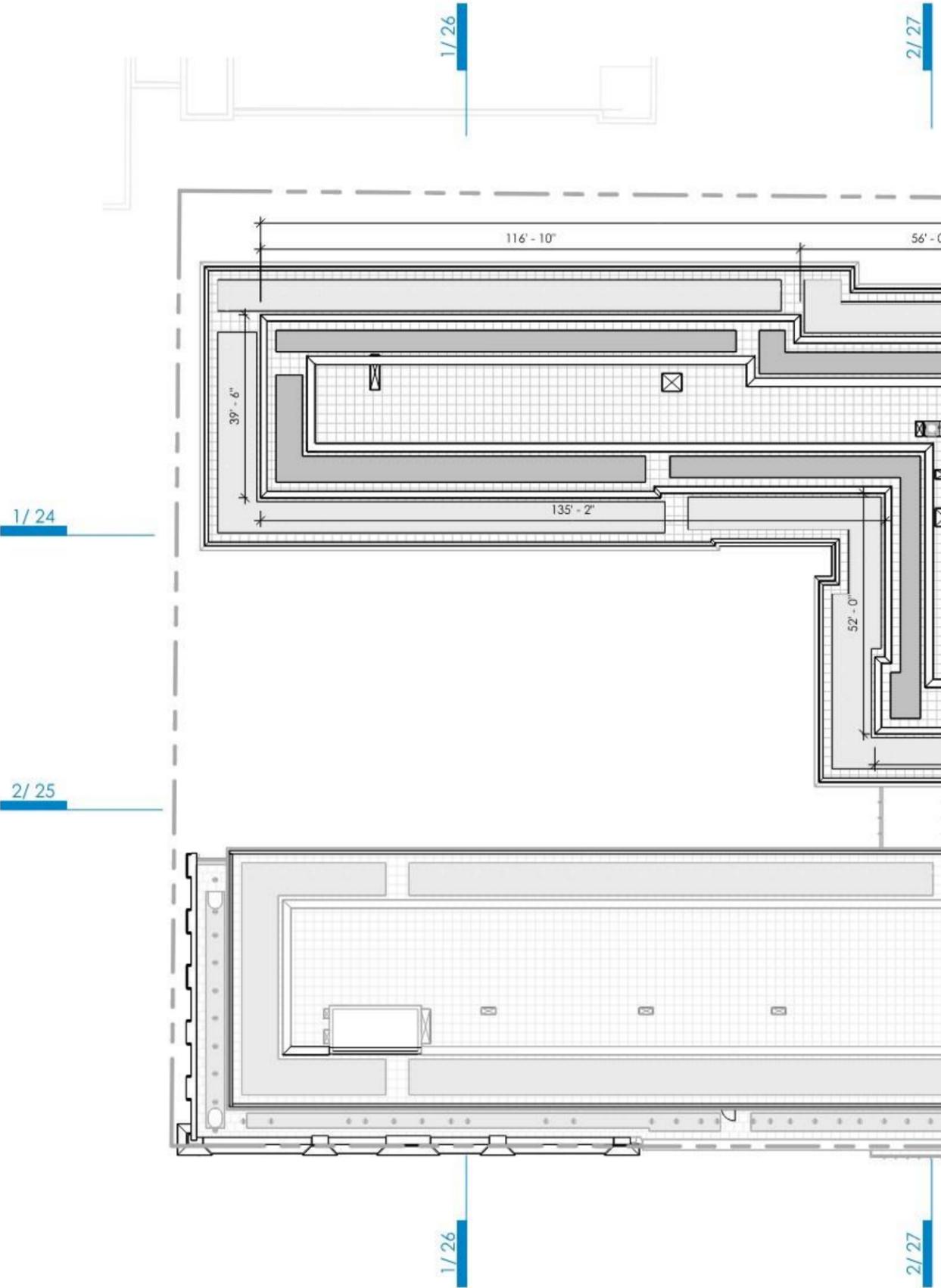
Program Areas - Gross Floor Area (GFA)	
Student Housing	30,861 SF
Total Gross Floor Area (GFA)	30,861 SF

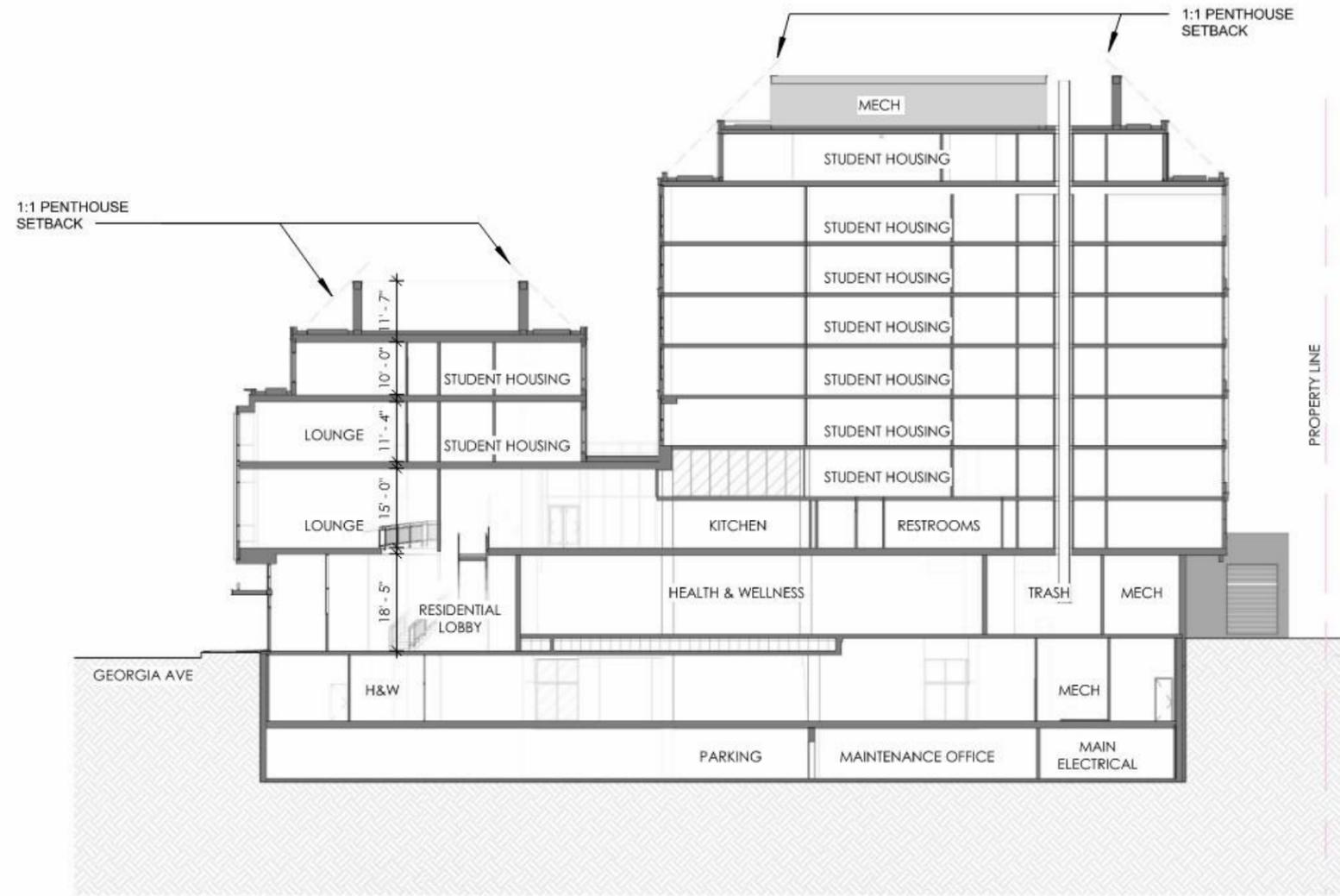


Program Areas - Gross Floor Area*	
Student Housing	17,699 SF
Total Gross Floor Area	17,699 SF

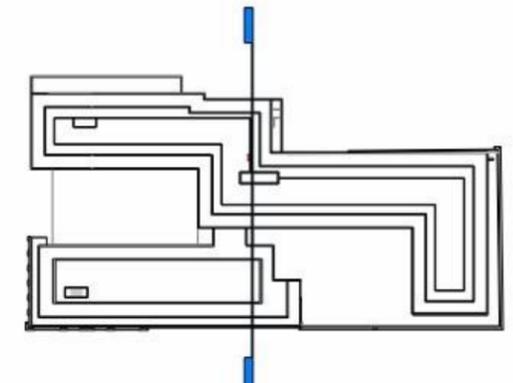
* Not counted toward FAR







10'-3"	LEVEL B2	89.58'
7'-6"	LEVEL B1	100.50'
8'-11"	LEVEL 1A	108.00'
16'-5"	LEVEL 1B	116.92'
9'-8"	LEVEL 2	133.33'
9'-8"	LEVEL 3	143.00'
9'-8"	LEVEL 4	152.67'
9'-8"	LEVEL 5	162.33'
9'-8"	LEVEL 6	172.00'
9'-8"	LEVEL 7	181.67'
9'-8"	LEVEL 8	191.33'
11'-6"	LEVEL 9	202.83'
9'-9"	MECHANICAL ROOF	212.58'
10'-3"	T.O. SCREEN	222.83'



SCALE: 1" = 30'-0"