

MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: Maxine Brown-Roberts, Development Review Specialist
Radhika Mohan, Deputy Director, Development, Design and Preservation *RCM*

DATE: January 30, 2026

SUBJECT: ZC 20-08D - Further Processing - Howard University Central Campus – Wonder Plaza/Fusion Building

I. SUMMARY RECOMMENDATION

Howard University and GS Development Services NE, LLC (University or Applicant) request Further Processing of the Howard University 2020-2030 Central Campus Plan (Campus Plan) to authorize the redevelopment of the Wonder Plaza with a mixed-use building identified as the Fusion Building on the Campus Plan.

The Office of Planning (OP) **recommends approval** of the following Special Exceptions, pursuant to Subtitle X § 901.1:

- Further processing of Howard University’s Campus Plan, pursuant to Subtitle X §§ 101 and 106.1 and Subtitle Z § 302 for the new Fusion Building;
- Subtitles C, Chapter 17 and G § 212.1, Plaza requirement of the MU-10 zone; and
- Subtitle C § 802.1, Minimum short-term bicycle parking for education uses (100 spaces required, 3 spaces provided).

OP also supports the requested design flexibility outlined in [Exhibit 16](#).

II. APPLICATION IN BRIEF

| | |
|--------------------|--|
| Applicant | Howard University and GS Development Services Northeast, LLC represented by Holland & Knight |
| Location | 2301 Georgia Avenue, NW |
| Legal Description: | Square 3064, Lot 44 |
| Ward/ ANC | Ward 1, ANC-1E |
| Zoning | MU-10 |
| Proposal | Further Processing and Special Exception review to redevelop the Wonder Plaza site with a mixed use building that the Campus Plan identifies as the Fusion Building. The project will consist of approximately 317,280 ¹ square feet of gross floor area consisting of: <ul style="list-style-type: none"> • approximately 267,110 square feet of student housing (282 units or 595 beds). • approximately 11,159 square feet of ground floor retail. |

¹ Provided by Applicant at Exhibit 16A1, page 4.

| | |
|--|---|
| | <ul style="list-style-type: none">• Approximately 8,401 square feet student dining facilities.• 28,370 square feet health and wellness center. |
|--|---|

III. SITE DESCRIPTION and SURROUNDING AREA

The subject property is approximately 69,312 square feet and is along the western boundary of the campus. The property fronts on Georgia Avenue, NW to the west, Bryant Street, NW to the south, Downing Hall (Howard University College of Engineering and Architecture) to the north, and various university buildings to the east, including the Bunche Center and Howard’s Power Plant. The site, currently known as the Wonder Plaza, houses Howard’s Wonder Plaza (iLab) building which provides digital services and support to the Howard community and fast casual restaurants. The redevelopment of the site is identified on Campus Plan as the Fusion Building.

To the north and south of the subject property are properties which are part of Howard University campus, and various retail, office and residential uses. To the east, is the Howard University campus and the LeDroit Park residential neighborhood, while to the south campus uses including the Howard University Hospital. On the west side of Georgia Avenue is a mixture of uses including the Banneker Recreation Center and multiple properties (Howard University owned) to house future mixed-use developments which have been approved or are being constructed.

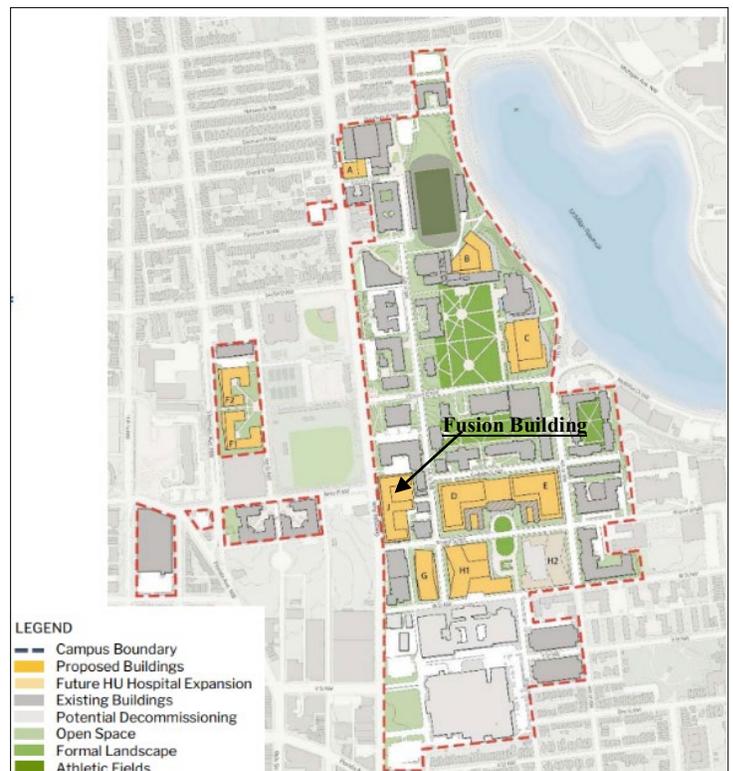
IV. HOWARD UNIVERSITY 2020-2030 CENTRAL CAMPUS PLAN

The 2020-2030 Howard University Central Campus Plan became effective on April 8, 2022 (ZC 20-08). The Howard University Central Campus is generally centered along Georgia Avenue and Howard Place with Harvard Street to the north; 4th Street to the east; U and V Streets to the south; and Florida and Sherman Avenues to the east. The campus boundary extends to several additional properties to the east of Georgia Avenue.

The Campus Plan outlines several future and major projects to be undertaken for new and renovated buildings which should result in improved facilities for students, faculty and staff including additional on campus student housing. It also outlines ways to address issues concerning the wider community.

The Campus Plan proposed the construction of the following nine new projects:

- Intercollegiate Athletics Annex
- Center for Arts & Communications
- Howard University Union
- Health Sciences Complex



2020-2030 Central Campus Plan

- STEM Center
- Apartment-Style Residence
- Medical Office Buildings
- Howard University Hospital
- Fusion Building (Identified as site J, and the subject of this further processing application)

Georgia Avenue is designated as a Mixed-Use Corridor in the Comprehensive Plan, and the campus plan reflects this by incorporating ground-floor retail and other active uses along its Georgia Avenue frontage to enliven the corridor. In addition, the campus plan includes commitments to transportation, environmental, and landscaping improvements that will accompany future redevelopments. The proposed further processing for the Fusion Building advances these objectives by meeting the needs of the University, the surrounding neighborhood, and the city as a whole. This project represents a key step in realizing the vision outlined in the campus plan.

Since the Campus Plan approval, several approvals have been made to implement the Campus Plan and are summarized in the table below:

| Orders | Approvals |
|---------------------------------------|--|
| ZC 20-08, effective April 8, 2022 | Howard’s Master Plan for developing the campus as a whole over the decade. (15,000 student cap) |
| ZC 20-08A, effective April 29, 2022 | Interim university use at a former DC public school building, 355 W Street, NW, for classrooms and associated administrative space |
| ZC 20-08B, effective June 9, 2023 | Interim university use of three, former residences (previously used as a day care center) 1901-1911 5th Street, NW, for administrative office space. |
| ZC 20-08C effective February 14, 2025 | Modification of Consequence to expand the boundary of the Campus Plan to include the property at 2711 Georgia Avenue, NW to accommodate a dormitory particularly for medical students |
| ZC 24-01, effective June 6, 2025 | Map Amendment to rezone several properties, primarily fronting Georgia Avenue NW, from the RA-2, PDR-2, and PDR-3 zones to the MU-9B and MU-10 zone. The subject property was a part of this map amendment from the PDR-2 to the MU-10 zone. |

V. PROPOSAL

As stated, the Fusion Building is identified as one of the developments envisioned by the Campus Plan and recommends:

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.

Further, the Campus Plan envisioned that the proposed building would:

. . . become a nexus of activity on the western edge of the core campus. The proposed facility will include retail, restaurants, recreation, iLab, wellness, and student housing. The project shifts housing closer to the campus core, which creates better connectivity, Utilizing the

eastern edge of Georgia Avenue will lessen impacts to the neighborhood while infusing the corridor with valuable animation and foot traffic.

The Campus Plan also states that the proposed development program may require full or selective demolition of the existing building and that the building may be potentially eligible for listing on the National Register and DC Inventory. The Applicant has worked with the OP Historic Preservation (HP) staff, and it has been determined that the building is not eligible to be designated as a historic site. However, there are elements worth preserving and although some demolition would take place, the Applicant has worked with the HP staff to preserve the façade of the building with compatible additions.

The Campus Plan recommends a 90-foot, 312,000 square foot mixed-use building including retail, restaurants, recreation, wellness, and student housing. In this further processing application, the size of the building has been slightly increased to 317,280 square feet and would be as follows:

| | |
|-------------------|--|
| Site Area | 69,312 square feet |
| Building Size | Approximately 317,280 square feet |
| Height | 90 feet or up to 8 stories in addition to penthouse and basement levels |
| FAR | 4.58 overall site Residential - 4.06 Non-Residential - 0.5 |
| Dormitory Units | 280 units or 592 beds |
| Unit types | <ul style="list-style-type: none"> • Studio - 62 units • 1 bedroom - 35 units • 2 bedroom - 111 units • 3 bedrooms - 15 units • 4 bedrooms - 57 units |
| Vehicular Parking | A two-level below grade parking garage with 150 spaces |
| Bicycle Parking: | |
| Long Term | 110 spaces |
| Short Term | 32 spaces (100 required. SE relief requested) |
| Loading | 2 loading berths |

Architecture

The Fusion Building has been thoughtfully designed to align with the allowances of the MU-10 zone and the objectives of the Campus Plan. The proposed architecture emphasizes high-quality detailing on all elevations, ensuring that the building presents an engaging and articulated façade to adjacent properties and street frontages rather than blank walls.

The site, historically occupied by the Corby Baking Company’s baking and distribution facilities, is not designated as a historic landmark nor located within a historic district. Nevertheless, the Applicant has collaborated with the Historic Preservation Office (HPO) to acknowledge and integrate the industrial heritage of the property. This is achieved through the preservation of portions of the existing north and south façades, while the central section of the front façade will be replaced with a contemporary glass element—a massing strategy that echoes the original design intent.

The new additions will incorporate modern architectural elements, utilizing glass and brick in a palette of dark tones that complement the retained brickwork and reinforce the historical character of the site. Along Georgia Avenue, the building's varied height introduces visual interest and creates opportunities for private outdoor spaces, including north and south courtyards for second-floor residents. This design approach also enhances natural light and ventilation for upper-story units, contributing to a high-quality residential environment.

As illustrated in the renderings, elevations, and material sheets ([Exhibit 16A1](#) and [Exhibit 16A2](#)), the ground floor of the Fusion Building is designed with a highly transparent façade that promotes visual connectivity and street-level engagement. The design incorporates multiple entrances serving residential, dining, retail, and health and wellness uses along the entire Georgia Avenue frontage, ensuring active pedestrian interaction. The extensive use of glass on the ground floor enhances transparency, while the non-residential uses will visually and physically activate the Georgia Avenue and Bryant Street streetscapes, creating a vibrant and inviting environment.

Above the ground floor, private-use courtyards located on the roof of the first floor will provide residents with dedicated outdoor spaces that support residential and health and wellness activities. These courtyards will incorporate green infrastructure elements, including raised planters and bioretention areas, contributing to sustainability goals and improving stormwater management while offering attractive landscape amenities for residents.

Parking and Loading

The proposed redevelopment includes a 158-space parking garage and a loading dock, both accessed via the existing public alley off Bryant Street. This approach minimizes vehicular conflicts along Georgia Avenue and maintains a pedestrian-friendly streetscape. It is anticipated that the majority of student-residents will walk to and from university facilities or utilize the wide range of alternative transportation options available, including public transit and private mobility services.

To further support sustainable transportation, the development will provide 100 long-term bicycle parking spaces and 32 short-term spaces. The long-term bicycle storage room will be conveniently accessed from Bryant Street. These measures are consistent with the Campus Plan's intent to significantly reduce on-campus parking supply, discourage automobile dependence, and foster a pedestrian-oriented environment.

All loading operations will also occur via the public alley off Bryant Street, ensuring that the Georgia Avenue frontage remains uninterrupted by curb cuts. This design decision enhances pedestrian safety and comfort while preserving the continuity of the streetscape.

Landscaping

The proposed development will deliver significant improvements to the Georgia Avenue and Bryant Street streetscapes, as well as to the surrounding urban environment. The landscape plan incorporates extensive green roofs, native plantings, and integrated stormwater management features, along with other sustainable design measures that enhance the building's environmental performance. These elements contribute to the project's commitment to green building principles and resilience.

The streetscape design will maintain the established urban character that supports a highly active public sidewalk, while introducing enhancements to the building's entrances to create a welcoming and pedestrian-friendly experience. Collectively, these improvements will strengthen connectivity, promote sustainability, and elevate the overall quality of the public realm.

Sustainability

The Applicant provided a GAR scoresheet showing that the minimum score is 0.2 and the building would have a score of 0.279 which is just slightly above the minimum. At [Exhibit 18](#) and [Exhibit 18A](#) the Applicant provided a LEED scorecard that shows the project achieving LEED Gold certification under LEED v4 BD+C: Multifamily Midrise. Some of the sustainable design elements include a target of at least 30% water savings; low-emitting finishes; unit compartmentalization with air sealing and blower door testing; and conducting a resilience assessment in pursuit of LEED Innovation credit. **The Applicant should continue working with DOEE to ensure the development assists in meeting the City's sustainability goals.**

VI. CAMPUS PLAN REVIEW STANDARDS FOR FURTHER PROCESSING

The Zoning Regulation establishes that further processing of an approved campus plan shall be processed as a special exception subject to the relevant provisions of Subtitle X § 101.

A. § 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.

ZC Order 20-08 concluded that the University met all the requirements and standards of Subtitle X § 101 and envisioned the development of the Fusion Building with a mix of residential, recreation, and retail uses.

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 redevelopment would be along the Georgia Avenue corridor and would be adjacent to other high-density developments or other campus uses, well away from residences within the RF-1 zone and therefore, direct noise impacts should be minimal and is not anticipated to be objectionable.

The Howard University Community Association office (since 1996) serves as the principal point of contact between the University and the community. The office also supports the Community Advisory Committee (CAC) to address neighborhood concerns. 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.

Traffic & Parking

The University campus is situated along Georgia Avenue, a major north-south arterial that serves as a key commuter corridor. The campus is further organized by minor arterials, local streets, and collector roads consistent with Washington, D.C.'s street grid. Primary pedestrian access for all campus uses will occur from Georgia Avenue, while parking and loading for the proposed development will be accommodated via an entrance along Bryant Street.

The campus benefits from robust public transit connectivity, including proximity to the Shaw/Howard Metrorail station located south of the campus at Georgia Avenue/7th Street and R Street, NW, and the U Street/Cardozo Metrorail station to the southwest at 12th and U Streets, NW. In addition, several Metrobus routes and the University's shuttle bus system serve the campus. Two Capital Bikeshare stations are located on campus, with additional stations within a quarter-mile radius, further supporting multimodal transportation options.

Traffic and parking are evaluated on a campus-wide basis, and this development will not result in a net increase in parking supply. As more students, faculty, and staff reside on or near campus, the demand for parking continues to decline. While the Applicant is requesting relief from short-term bicycle parking requirements, all long-term bicycle parking requirements will be met. Furthermore, students have access to numerous private short-term mobility options, including scooters, Capital Bikeshare, and other shared bicycle services. The District Department of Transportation (DDOT) will provide an independent analysis of the parking, bicycle, and traffic study submitted by the University.

Number of Students, Faculty & Staff

The proposed development would not lead to an increase in students, faculty and staff exceeding the approved Campus Plan.

Student Housing

A tenant of the Campus Plan is to house more of its students on campus. The University currently houses students in a mixture of traditional dormitories, suite-style dormitories, and apartments with a higher percentage of underclassmen than upperclassmen. The proposal would provide an additional 282 units with 595 additional beds to serve students, faculty and staff and increase the number of projected 15,000 student population who are housed on campus. **OP is supportive of the proposed increase in on-site student housing.**

Other Objectionable Conditions

No objectionable conditions are anticipated to result due to the proposed redevelopment on the subject site.

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.

In ZC Order 20-08, the Commission determined and affirmed that the uses proposed for the Fusion Building meet the University's educational mission. The proposed uses proposed in this further processing application are consistent with that finding. The request for further processing also satisfies the Comprehensive Plan as discussed hereafter in this report.

101.6 The maximum height and the maximum total floor area ratio (FAR) of all buildings and structures on the campus shall be as set forth in the following table:

| TABLE X § 101.5: MAXIMUM HEIGHT AND TOTAL FLOOR AREA RATIO OF ALL BUI OF ALL BUILDINGS AND STRUCTURES | | |
|--|----------------------------|---------------------------------|
| Zone | Maximum Height Feet | Maximum Floor Area Ratio |
| R and RF | 50 | 1.8 |
| RA-1 | 50 | 1.8 |
| RA-2 | 60 | 1.8 |
| RA-3, RA-4 and RA-5 | 90 | 3.5 |

The subject property is not within any of the low-density zone identified on the table but within the MU-10 mixed-use zone. The proposal complies with the maximum height and FAR of that zone.

101.7 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.

The proposed redevelopment is in the MU-10 zone and is not adjacent to any low-density zone property on which to encroach. The redevelopment would be consistent with that approved and envisioned by the Campus Plan as well as the Comprehensive Plan and there is no risk of unreasonable campus expansion.

101.8 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.

The FAR calculations does not include any public streets or alleys ([Exhibit 16A1](#), pages 4 and 5).

101.9 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 Campus Plan was approved by ZC Order 20-08 with all the noted items and identified the Fusion Building as being subject to further processing.

101.10 The further processing of specific buildings, structures, and uses within an approved campus plan shall be processed as a special exception unless the campus plan approval was included in an order granting a first-stage planned unit development (PUD) for the campus, in which case the further processing shall be in the form of second-stage planned unit development applications filed consistent with the conditions of the approved campus plan/PUD.

This instant application for a special exception for further processing of the Fusion Building is identified in the Campus Plan.

101.12 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.

In the review of the overall campus plan, the Commission determined that the Campus Plan was not inconsistent with the Comprehensive Plan Maps, the relevant Citywide policies and those of the Mid-City Area Element (ZC Order 20-08). The proposed redevelopment would continue to be not inconsistent with the Comprehensive Plan, as addressed in Section VII of this report.

101.13 As 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 existing Campus Plan provides an inventory of all campus buildings and proposed locations, use and capacity for all new development. As seen on the table below, the Fusion Building was slated for a height of 90-feet, 311,906 square feet at an overall 4.5 FAR. The proposal building would be developed at a height of 90 feet, approximately 317,280 square feet and 4.58 FAR. The difference in square footage and FAR is accounted for in that the building shown in the Campus Plan did not include below grade spaces. The overall FAR approved for the Campus Plan would not be increased.

| 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

Note: The 2.4 FAR on the table above reflects an aggregate of all the buildings in Square 3064 as opposed to Lot 44 on which the Fusion Building would be constructed.

101.14 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

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

DDOT will submit a separate report. To date no comments have been received for DOEE. OP also advised the University to coordinate with DOEE.

101.16 Small deviations from plans approved under further processing that are determined necessary by the Zoning Administrator for compliance with life, safety, or building codes, may be permitted without an amendment to a further processing provided the deviation does not result in an increase in gross floor area of more than four-hundred and fifty square feet (450 sq. ft.) and the addition shall only be used for purposes of ingress, egress, or handicap access.

The University has not requested any deviations at this time.

101.17 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 has not requested any amendments to the 2020-2030 Campus Plan with this further processing application.

B. Special Exception Review Standards

The Board of Zoning Adjustment is authorized under § 8 of the Zoning Act, D.C. Official Code § 6-641.07(g)(2), to grant special exceptions, as provided in this title, where, in the judgment of the Board of Zoning Adjustment, the special exceptions:

1. Will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps;

The MU-10 zone allows schools/universities as a matter-of-right and the proposed dormitory/housing, wellness center, dining hall and retail uses on the commercially zoned campus property along the Georgia Avenue corridor would be in harmony with the purpose and intent of the MU-10 zone.

2. Will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps; and

The proposed Fusion Building with its mix of uses would be adjacent to other university uses and other commercial and residential uses across George Avenue. The proposed dormitory would house only HU students, faculty and staff, supported by the dining hall, wellness center and ground floor retail uses is not anticipated to impact the residential functions of the building. The ground floor uses would also support the wider community and assist in activating Georgia Avenue. Therefore, the proposed development would not tend to affect adversely the use of neighboring property.

3. *Will meet such special conditions as may be specified in this title.*

The further processing application satisfies the requirements of Subtitle X § 101 (Campus Plans) as reviewed above.

C. SPECIAL EXCEPTION REVIEW

Plaza

The MU-10 zone, Subtitle C, Chapter 17 and Subtitle G § 212.1, requires that a development on a lot of greater than ten thousand square feet (10,000 sq. ft.) provide a plaza area equal to eight percent (8%) of the lot area. In this case, the plaza space required since the lot is approximately 69,313 square feet in size. Relief from the development standards of this subtitle, as a special exception is subject to the criteria at Subtitle X, Chapter 9.

1. *Will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps;*

The requested relief from the plaza requirement is consistent with the general purpose and intent of the Zoning Regulations and Zoning Maps. The plaza regulations are intended to foster a seamless transition between private development and the public realm by creating accessible, active spaces. The proposed design achieves this objective through alternative means by incorporating multiple ground-floor entrances along Georgia Avenue and Bryant Street, thereby activating the streetscape and promoting pedestrian engagement. This approach aligns with the massing studies and design principles established in the approved Campus Plan, which emphasize connectivity and urban vitality along major corridors. The Campus Plan does not anticipate connectivity through the campus via a plaza at this location.

Furthermore, the Applicant's decision to retain the northern and southern facades of the existing building, as encouraged by the HPO, preserves historically significant elements of the building and integrates them with new construction. This design strategy not only respects the site's former industrial context but also enhances the architectural character of the corridor, fulfilling the broader objectives of the Zoning Regulations to promote high-quality, context-sensitive development. Accordingly, the requested relief is in harmony with the intent of the Zoning Regulations and the MU-10 zone.

2. *Will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps; and*

The proposed relief will not adversely affect the use of neighboring properties. By introducing multiple active entrances and ground-floor uses, the proposal strengthens pedestrian connectivity of the mixed-use environment along Georgia Avenue and Bryant Street. These improvements will enhance the public realm and create a safer and more engaging streetscape for residents, visitors, and businesses. Additionally, the retention of historically relevant building facades ensures continuity with the existing architectural context, mitigating any potential visual or functional impacts on the lower Georgia Avenue corridor. The absence of a centralized plaza would not diminish accessibility or public interaction; rather, the design would appear to distribute activity along the corridor, consistent with objectives of the Campus Plan. As such, the requested relief will

not tend to adversely affect neighboring properties and will instead contribute positively to the character and functionality of the surrounding area.

3. Will meet such special conditions as may be specified in this title.

There are no special conditions specified in the title.

Short Term Bicycle Parking

Under Subtitle C § 802.1, the Applicant is required to provide a minimum of **100 short-term bicycle parking spaces** based on the proposed mix of uses for the project. Short-term spaces are intended to serve visitors and customers and are typically located in publicly accessible areas near building entrances. Relief from the development standards of this subtitle, as a special exception is subject to the criteria at Subtitle X, Chapter 9.

1. Will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps;

The requested relief to reduce short-term bicycle parking is consistent with the general purpose and intent of the Zoning Regulations and Zoning Maps. The bicycle parking requirements are intended to promote sustainable transportation options and reduce reliance on automobiles. The Applicant's proposal aligns these objectives by:

- Providing as many short-term spaces as feasible (32 spaces) within the site's physical constraints.
- Exceeding the minimum required long-term bicycle parking spaces in a secure, ground-level storage room, which better serves the needs of the development's primary users – students, faculty and staff - who are more likely to require long-term storage; and
- Maintaining compliance with other goals, including historic preservation, landscaping standards, and streetscape improvements, which collectively enhance the pedestrian environment and support multimodal transportation.

The proposal ensures that the intent of encouraging bicycle use is met, even if the short-term requirement cannot be fully satisfied due to site limitations.

2. Will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps; and

The requested reduction in short-term bicycle parking will not adversely affect the use of neighboring properties. The relief pertains only to the number of bicycle racks provided on-site and does not alter approved massing, height, or other physical characteristics that could impact adjacent properties. The proposed development would:

- Provide 32 short-term bicycle spaces, ensuring visitors and customers still have access to bicycle parking.
- Maintain compliance with all other zoning requirements, including setbacks, landscaping, and streetscape improvements.
- Preserve historically significant façades, enhancing the visual character of the corridor; and

- Include additional long-term bicycle parking beyond the minimum requirement, supporting sustainable transportation for residents and reducing potential spillover impacts on neighboring properties.

As a result, the proposed relief will not impair the use, enjoyment, or development potential of adjacent properties and remains consistent with the intent of the Zoning Regulations.

3. Will meet such special conditions as may be specified in this title.

There are no other special conditions specified in the title.

In summary, granting the plaza and the short-term bicycle parking relief would:

- Support the Comprehensive Plan’s goals for **walkability, transit use, and active streetscapes**.
- Not adversely impact neighboring properties; and
- Remain in harmony with the general purpose of the Zoning Regulations by encouraging multimodal transportation and high-quality public spaces.

Design Flexibility

The Applicant has also requested approval for flexibility from the following design features of the proposed building:

- *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*: 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 of the student housing units shall not be reduced.
- *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.

The requested flexibility includes adjustments to interior layouts, exterior colors and details, student housing unit count ($\pm 10\%$), parking layout ($\pm 10\%$), streetscape design, signage, and sustainable features. These refinements are typical for large-scale projects and allow practical adjustments during construction while maintaining compliance with the intent of the Zoning Regulations and the Campus Plan.

D. SUBTITLE Z § 302 - COMPLIANCE WITH CAMPUS PLANS/ FURTHER PROCESSING

The application for campus plan/further processing meets the requirements of Subtitle Z § 302.10 as summarized below.

- (a) *Application Form:* At [Exhibit 1](#) is the completed Form 108 – Applicants Signature Page.
- (b) *Surveyor's Plat:* At [Exhibit 3I](#) is the certified surveyor's plat.
- (c) *Facilities Plan:* The statement and the Plans in the record include all details regarding the existing conditions at the property and the proposed conditions resulting from the project, including those related to building mass and height, FAR, and building uses.
- (d) *Student Count:* The Campus Plan was approved with a student cap of 15,000 students. The 2025 school year has a student enrollment of 14,363 students. The Project will generate new student housing but will not increase its student count.
- (d) *Employee Count:* The employee base at Howard is currently comprised of 5,280 individuals consisting of full-time and part-time faculty, staff, and wage employees.
- (e) *Neighborhood Context:* The property is located on the western edge of the University's Central Campus, at the southeast corner of Georgia Avenue and Bryant Street and is readily accessible by all modes of transportation and pedestrians. As directed by the Campus Plan, the project is able to satisfy the need for student housing and other activities which serve the university as well as the neighborhood. The proposal addresses the University's needs and is compatible with the mixed-use character of the Georgia Avenue corridor and minimizes objectionable conditions to the surrounding neighborhood.
- (f) *Comprehensive Accessibility:* A comprehensive transportation report was provided in support of the original campus plan approval and updated in the Transportation Statement of this record at [Exhibit 16B](#) in accordance with Subtitle Z § 401.8. DDOT will submit its comments under separate cover.
- (g) *Conservation:* The Applicant has coordinated with HPO staff to determine the appropriate design for the building, and one that would pay homage to the former bakery that used to operate at the site i.e., retention of the existing facades at the north and south ends of the building. In addition, the proposal includes sustainable building measures to minimize

environmental impacts (e.g., extensive green roofs, native plant selection, and integrated stormwater management practices). (Exhibit [16A1](#), pages 10, and [Exhibit 3A](#), pages 38 and 39). **The Applicant needs to provide information on its proposed level of LEED or equivalent certification.**

- (h) *Landscape/Open Space*: The landscape plan is shown on [Exhibit 3A](#), page 38 and [Exhibit 16A2](#), page 38.
- (i) The proposed courtyards are on the second level of the building, which not only serve as open spaces, but will help to maximize the light and air available to residents.
- (j) *Streetscape Treatment*: The proposed streetscape treatment is shown on the proposed landscape plan at Exhibit 16A2, [pages 37, 38, 39](#)). The proposed streetscape improvements are subject to review and approval by the Public Space Committee.
- (k) *Campus Programs*: The approved Campus Plan outlined the programs of studies in the University’s 13 schools and colleges. The proposed uses would be in support of these programs.
- (l) *DC Public School Student Enrollment*: The Campus Plan outlines that the University enrolls approximately 20 DCPS students from various high schools. The proposal would not affect these students and could possibly utilize some of the proposed facilities
- (m) *Racial Equity Analysis*. At [Exhibit 3F](#) the Applicant’s provide a Comprehensive Plan Evaluation, which includes a Racial Equity Analysis using the Zoning Commission’s current Racial Equity Tool (pages 19-26).
- (n) *Property Owner List*: At [Exhibit 3M](#) a list of the owners of all property located within 200 feet of the property.
- (o) *Other Information*: The University provided sufficient information for the analysis of further processing and special exception requests.

VII. PLANNING CONTEXT

A. Comprehensive Plan Maps

The District of Columbia Comprehensive Plan guides the District’s development, both broadly and in detail, through maps and policies that establish priorities, key actions, and assumptions about the future of development, 10A DCMR §§ 103.2 and 103.3. The Guidelines for Using the Generalized Policy Map and the Future Land Use Map in the Framework Element state that the “*Generalized Policy Map and Future Land Use Map are intended to provide generalized guidance for development and conservation decisions and are considered in concert with other Comprehensive Plan policies.*” Additionally, “*the zoning of any given area should be guided by the Future Land Use Map, interpreted in conjunction with the text of the Comprehensive Plan, including the Citywide Elements and the Area Elements.*” As demonstrated below, the proposal under the MU-10 zone would not be inconsistent with the map designations or the Citywide and Area Elements.

Generalized Future Land Use Map (FLUM)

The Future Land Use Map (FLUM) indicates that the subject property are appropriate for Mixed Uses - Medium or High Density Residential/Medium Density Commercial/Institutional.

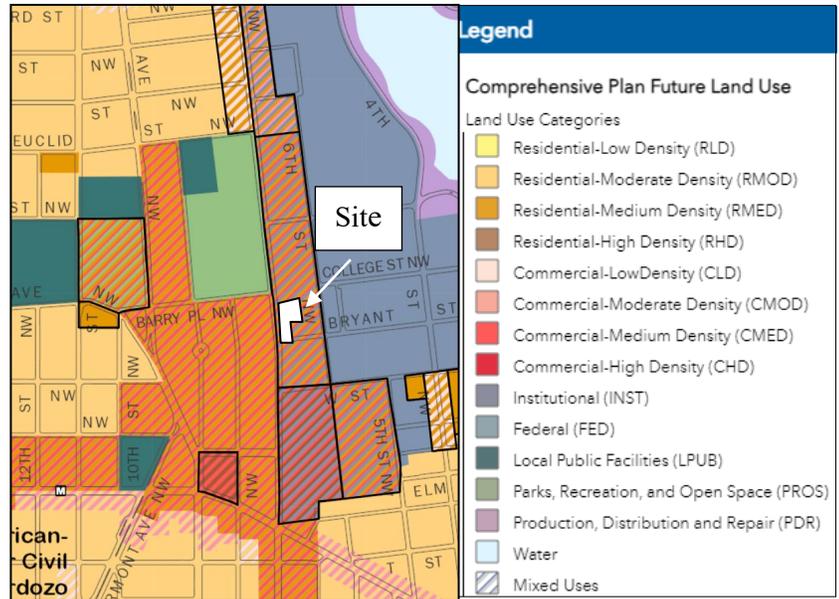
Medium Density Residential: This designation is used to define neighborhoods or areas generally, but not exclusively, suited for mid-rise apartment buildings. The Medium Density Residential designation also may apply to taller residential buildings surrounded by large areas of permanent open space. Pockets of low and moderate density housing may exist within these areas.

Density typically ranges from 1.8 to 4.0 FAR, although greater density may be possible when complying with Inclusionary Zoning or when approved through a Planned Unit Development. The RA-3 Zone District is consistent with the Medium Density Residential category, and other zones may also apply. 227.7

Medium Density Commercial: This designation is used to define shopping and service areas that are somewhat greater in scale and intensity than the Moderate Density Commercial areas. Retail, office, and service businesses are the predominant uses, although residential uses are common. Areas with this designation generally draw from a citywide market area. Buildings are larger and/or taller than those in Moderate Density Commercial areas. Density typically ranges between a FAR of 4.0 and 6.0, with greater density possible when complying with Inclusionary Zoning or when approved through a Planned Unit Development. The MU-8 and MU-10 Zone Districts are consistent with the Medium Density category, and other zones may also apply. 227.12

Institutional: This designation includes land and facilities occupied and used by colleges and universities, large private schools, hospitals, religious organizations, and similar institutions. While included in this category, smaller institutional uses such as churches are generally not mapped, unless they are located on sites that are several acres in size. Zoning designations vary depending on surrounding uses. Institutional uses are also permitted in other land use categories. 227.18

The Guidelines for Using the Generalized Policy Map and the Future Land Use Map (Chapter 2 Framework Element, Section 226), states that the maps are intended to provide generalized guidelines for development decisions. The Framework Element identifies the MU-10 zones as a medium density residential and medium-density commercial zones. The proposal is not inconsistent with these designations.



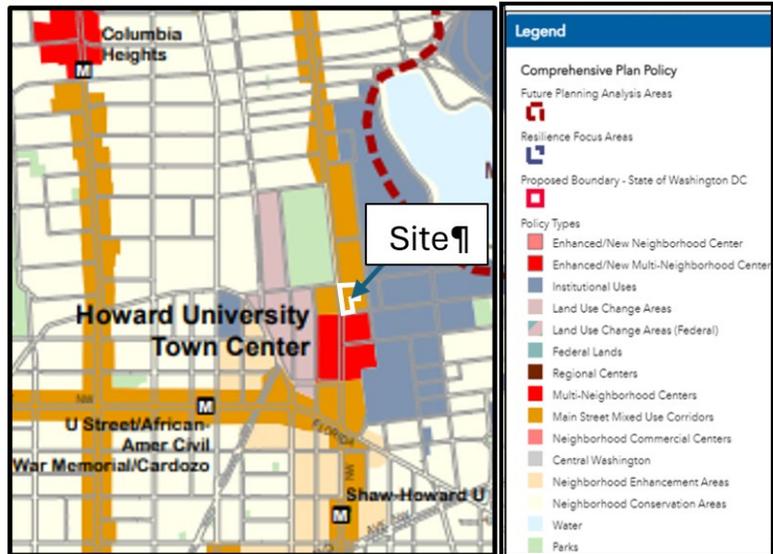
Generalized Policy Map

The Generalized Policy Map indicates that the subject lot is within the policy area designated as Main Street Mixed Use Corridor.

Main Street Mixed Use Corridors:

These are traditional commercial business corridors with a concentration of older storefronts along the street. The area served can vary from one neighborhood (e.g., 14th Street Heights or Barracks Row) to multiple neighborhoods (e.g., Dupont Circle, H Street, or Adams Morgan). Their common feature is that they have a pedestrian oriented environment with traditional storefronts.

Many have upper-story residential or office uses. Some corridors are underutilized, with capacity for redevelopment. Conservation and enhancement of these corridors is desired to foster economic and housing opportunities and serve neighborhood needs. Any development or redevelopment that occurs should support transit use and enhance the pedestrian environment. 225.14



The subject site is part of the Georgia Avenue Main Street Mixed-Use Corridor. This section of Georgia Avenue has historically featured university-related uses, including classrooms, offices, open spaces, a hotel, and limited retail. Georgia Avenue is a pedestrian-oriented roadway served by multiple bus routes and located approximately 0.25 miles from the Shaw/Howard University Metro Station to the south and the U Street/African American Civil War Memorial/Cardozo Metro Station to the west. Redevelopment of the site would therefore support and enhance transit use while maintaining an active pedestrian environment.

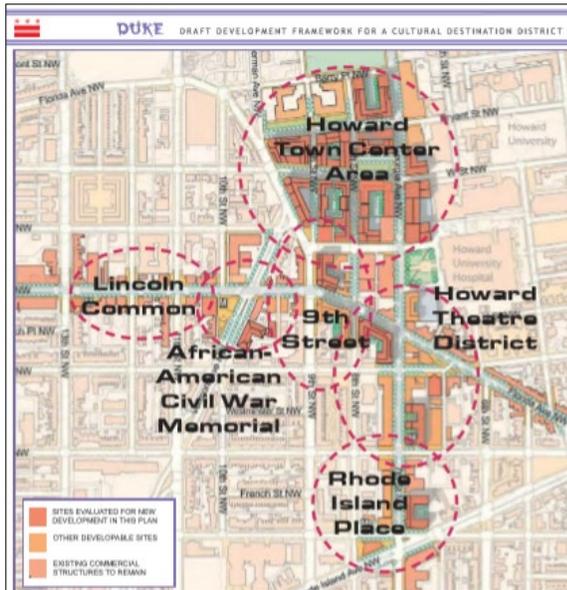
As detailed later in this report, several planning documents—including the Comprehensive Plan (Mid-City Area Element), the DUKE Development Framework for the Cultural Destination District within Washington, DC’s Greater Shaw/U Street Plan (“Duke Plan”), the Mid-City Small Area Plan, and the Howard University Campus Plan—envision redevelopment of this portion of Georgia Avenue with a mix of university uses, retail, and other active uses that serve both the university and the broader community. Development of the subject property with student housing (dormitory) and complementary economic uses would align with these plans and remain consistent with existing and anticipated development along the west side of Georgia Avenue.

The approved MU-10 zoning for this site (ZC 24-01) is consistent with recommendations for a Multi-Neighborhood Center on properties between Bryant Street and Barry Place. Development of the site would complement adjacent properties to the west, including the long-awaited Howard Town Center. Because the properties fall within the Howard University Campus Plan, many uses will primarily serve the university while also benefiting the surrounding community. Future development would protect and enhance neighborhood character. As Howard University owns the property, the developer is required to collaborate with community organizations and nearby

residential property owners to ensure building compatibility. The proposed mix of uses will strengthen the neighborhood and remain consistent with the Generalized Policy Map.

B. Small Area Plan

DUKE Plan



The subject property is within an area of the [DUKE Framework for a Cultural Destination for Greater Shaw-U Street](#) (“DUKE Plan” “Plan”) Small Area Plan, approved by the D.C. Council on June 21, 2005 through Resolution 16-0209. The DUKE Plan provides guidance for revitalizing the neighborhood into a “cohesive and memorable place with diverse subareas.” It recommends land use adjustments that can be implemented through zoning map amendments, planned unit developments, and zoning text amendments. The Plan serves as an additional resource for the Zoning Commission when considering zoning actions for the area. Although adopted in 2005—prior to the 2021 Comprehensive Plan update—many of its policies and recommendations were incorporated into the Mid-City Area Element and the Georgia Avenue Corridor

and U Street/Uptown Policy Focus Areas.

As illustrated on the accompanying map, the DUKE Plan identifies six subareas, and the subject properties fall within the Howard Town Center Area. The proposed project would allow development consistent with the recommended building heights and densities envisioned in the Howard University Campus Plan. It would also integrate ground-floor retail and service uses alongside university-related functions, creating an active streetscape that serves neighborhood residents, students, faculty, and visitors.

C. The Campus Plan in Relation to the Comprehensive Plan, As Viewed Through a Racial Equity Lens

The Comprehensive Plan requires an examination of zoning actions through a racial equity lens. The direction to consider equity “as part of its Comprehensive Plan consistency analysis” indicates that the equity analysis is intended to be based on the policies of the Comprehensive Plan and part of the Commission’s consideration of whether a proposed zoning action is “not inconsistent” with the Comprehensive Plan.

The Comprehensive Plan recognizes that advancing equity requires a multifaceted policy approach and that many areas of policy must be brought to bear on the challenge:

Equitable development is a participatory approach for meeting the needs of underserved communities through policies, programs and/or practices that reduce and ultimately eliminate disparities while fostering places that are healthy and vibrant. Equitable development

holistically considers land-use, transportation, housing, environmental, and cultural conditions, and creates access to education, services, health care, technology, workforce development, and employment opportunities. As the District grows and changes, it must do so in a way that encourages choice, not displacement, and builds the capacity of vulnerable, marginalized, and low-income communities to fully and substantively participate in decision-making processes and share in the benefits of the growth, while not unduly bearing its negative impacts. 213.7

The Commission four-part Racial Equity Tool outlines information to be provided to assist in the evaluation of zoning actions through a racial equity lens. The Applicant's Racial Equity Analysis is provided, and OP's analysis is provided below in relation to the proposed further processing.

Part 1 - Comprehensive Plan Policies

As noted above, the proposal would not be inconsistent with both Comp Plan Generalized Policy Map and Future Land Use Map. The proposed development, on balance, would not be inconsistent with the Citywide Elements of the Comprehensive Plan and would further the policies of the Land Use, Transportation, Housing, Environmental Protection, Economic Development and Educational Facilities Elements.

The following policies will potentially be advanced by the site's redevelopment. Please refer to Appendix I at the end of this report for the full text of the relevant policies.

Citywide Elements:

Land Use Element

- *Policy LU-1.4.6: Development Along Corridors*
- *Policy LU-2.1.2: Neighborhood Revitalization*
- *Policy LU-2.1.3: Conserving, Enhancing, and Revitalizing Neighborhoods*
- *Policy LU-2.2.4: Neighborhood Beautification*
- *Policy LU-2.3.5: Institutional Uses*
- *Policy LU-2.4.5: Encouraging Nodal Development*
- *Policy LU-2.4.6: Scale and Design of New Commercial Uses*
- *Policy LU-3.3.1: Transportation Impacts of Institutional Uses*
- *Policy LU-3.3.2: Corporate Citizenship*

Advancing the approved Campus Plan through this development will transform underutilized properties into a vibrant mix of uses that enhance the surrounding neighborhood and revitalize the lower Georgia Avenue NW corridor. Neither the Comprehensive Plan maps, the Mid-City Area Element and Policy Focus Areas, nor the Howard University Campus Plan envision continued underutilization of these sites.

The recently approved rezoning enables redevelopment with a balanced mix of neighborhood-serving retail, university housing, office space, and other institutional uses. These uses will serve Howard University while also benefiting existing and future residents of the surrounding community. Collectively, this development will help create a dynamic, pedestrian-friendly corridor that supports economic activity and fosters a lively urban experience.

Transportation Element

- *Policy T-1.1.4: Transit-Oriented Development*
- *Policy T-1.1.7: Equitable Transportation Access*
- *Policy T-1.2.1: Major Thoroughfare Improvements*
- *Policy T-1.2.3: Discouraging Auto-Oriented Uses*
- *Policy T-2.3.2: Bicycle Network*
- *Policy T-2.4.1: Pedestrian Network*
- *Policy T-2.4.2: Pedestrian Safety*
- *Policy T-2.5.5: Natural Landscaping*

The Howard University Campus Plan incorporates many of the goals and policies outlined in the Transportation Element, which will be advanced through new development or redevelopment along Georgia Avenue. While other improvements are already underway, this project will deliver additional benefits anticipated under the Campus Plan.

As this area is envisioned for active uses, the project would include enhancements to pedestrian movement and streetscape improvements to promote walkability and discourage auto-oriented development. Given the property's location along a major transit corridor and its proximity to multiple public transit options, the proposed development would provide convenient access to neighborhood-serving retail and institutional uses, benefiting both the university community and surrounding residents.

Housing Element

- *Policy H-1.3.5: Student Housing*

The proposed redevelopment under the MU-10 zone would allow for additional housing, including affordable housing; however, the properties are governed by the Howard University Campus Plan, which limits residential uses to student, staff and faculty housing. The additional density permitted through the approved rezoning under ZC 24-01 would enable more students to reside on campus, freeing up other housing units in the area for non-university residents.

Environmental Protection Element

- *Policy E-1.1.2: Urban Heat Island Mitigation*
- *Policy E-2.1.2: Tree Requirements in New Development*
- *Policy E-2.1.3: Sustainable Landscaping Practices*
- *Policy E-3.2.2 Net-Zero Buildings*
- *Policy E-3.2.3: Renewable Energy*
- *Policy E-3.2.7: Energy-Efficient Building and Site Planning*
- *Policy E-3.2.9: Energy Efficiency for Major Employers*
- *Policy E-4.1.1: Maximizing Permeable Surfaces*
- *Policy E-4.1.2: Using Landscaping and Green Roofs to Reduce Runoff*

The proposed development will comply with the Green Building Act, the District's stormwater management regulations, and the Sustainable DC Plan, along with any additional requirements established by the Department of Energy and Environment (DOEE). Buildings will be designed to incorporate energy-efficient systems that reduce energy consumption and integrate alternative energy sources, supporting the District's energy efficiency and sustainability goals. The

development would also include new landscaping and environmentally friendly streetscape enhancements, improve the public realm and contribute to the city’s environmental protection objectives.

Economic Development Element

- *Policy ED-1.1.5 Build Capacity and Opportunities*
- *Policy ED-1.3.4: Leveraging and Adapting to Technological Change*
- *Policy ED-2.2.1: Expanding the Retail Sector*
- *Policy ED-2.2.4: Support Local Entrepreneurs*
- *Policy ED-2.2.7: Planning For Retail*
- *Policy ED-2.4.1: Institutional Growth*
- *Policy ED-2.4.2: Secondary Benefits*
- *Policy ED-2.4.3: Higher Education and Health Care Linkages*
- *Policy ED-2.4.5: Partnerships with Anchor Institutions*

The proposed development has the potential to introduce new retail and service opportunities in a highly transit-accessible location. The inclusion of a health and wellness center would expand much-needed wellness space and support healthcare, and research uses associated with the university.

The project is anticipated to deliver new retail and dining facilities to meet the needs of both the university community and nearby residents. Furthermore, these future uses will reinforce institutional growth and programming while contributing to the revitalization of the Georgia Avenue corridor, creating a more vibrant and active urban environment.

Educational Facilities

- *Policy EDU-3.2.2: Corporate Citizenship*
- *Policy EDU-3.3.2: Balancing University Growth and Neighborhood Needs*
- *Policy EDU-3.3.4: Student Housing*
- *Policy EDU-3.3.5: Transportation Impacts of Colleges and Universities*
- *Policy EDU-3.3.6: Faculty Housing*
- *Policy EDU-3.3.9: Educational Facilities and Large Site Development*
- *Policy EDU-3.3.11: Access to Recreational, Educational, and Cultural Opportunities*

Howard University strongly supports many of the District’s goals, including improving education, preserving the environment, promoting public transportation, and reducing reliance on single-occupancy vehicles. These priorities are incorporated into this future development project.

The University also maintains an active role in the community through student volunteer programs and will continue to provide services and retail opportunities that meet the needs of both the campus and surrounding neighborhoods. The proposed development will significantly increase on-campus housing options for both upper- and lower-class students, consistent with the level of development anticipated in the Campus Plan.

What Comprehensive Plan policies related to racial equity will potentially not be advanced by approval of the zoning action?

The following policy would not be advanced by the subject proposal:

Policy H-1.1.1: Private Sector Support

Policy H-1.1.1 encourages private-sector delivery of both market-rate and affordable housing as part of new development. The proposed project does not add market-rate or affordable units under the MU-10 density because the governing campus plan restricts on-campus housing to students and faculty. While this is an inconsistency with Policy H-1.1.1, it is mitigated by the following conditions:

- **Off-Campus Housing Delivery:** The University controls additional properties west of Georgia Avenue, outside the campus boundary, where new development is planned to include market-rate and affordable housing.
- **Housing Market “Free-Up” Effect:** New student and staff beds delivered off-campus (or on university-controlled sites) will reduce demand for existing off-site units, including naturally occurring affordable housing (NOAH), thereby increasing availability in the private market.
- **Future Private Development Potential:** If the University later determines these properties are surplus and releases them for private development, the underlying zoning would permit substantial new housing capacity, including inclusionary/affordable units.

Taken together, these measures support the intent of Policy H-1.1.1 by expanding private-market housing opportunities and affordability in the broader area, even as the campus plan limits on-campus residential use to institutional housing.

Mid-City Area Element

Brief History

The area proposed to be rezoned is located within the Mid-City Area Element of the Comprehensive Plan, one of the most diverse parts of Washington, DC. Although it is one of the smallest of the 10 planning areas geographically, it is the most populous and most dense.

Urban development in the Mid-City area began in the early 19th century. Some of Washington, DC’s first mansions were constructed on the high ground above the L’Enfant city, including Howard Hall, the home of General Oliver Otis Howard, built after the Civil War, and which still survives as part of the Howard University campus which Howard helped to establish in 1867. However, much of the area remained rural until the late 19th century.

In 1888, the introduction of the electric streetcar enabled several of the formerly horse-drawn streetcar lines to be extended north of Washington, DC’s center and, by the turn of the century, along Florida Avenue and U Street NW. Former rural lands were subdivided and patted into residential neighborhoods. To the east, Pleasant Plains, LeDroit Park, and Columbia Heights became home to a growing community of higher-income Black residents. Howard University emerged as one of the country’s leading Black colleges and a seat of learning for Black scholars and professors. U Street NW thrived as Washington, DC’s Black Broadway, and a cultural legacy of music, art, and theater were born.

With the end of World War II in 1945 and desegregation of schools in 1954, conditions in the Mid-City neighborhoods began to change. In the 1950s, urban renewal disrupted an already diversifying middle-class neighborhood. Moderate- income households began to leave the Mid-City area, leaving behind a growing population of lower income households.

During the 1980s and 1990s, new residents from Latin America began to transform communities like Columbia Heights and Mount Pleasant. The transformation continued during the early 2000s following the opening of the Columbia Heights Metro station. Unlike some changing neighborhoods in the District, Columbia Heights has not become homogeneous, with White, Asian, Black, and Hispanic/Latino residents each making up at least 10 percent of the population.²

Mid-City Area Element Policies

The proposal would particularly further the following Area Element policy objectives:

- *Policy MC-1.1.2: Directing Growth*
- *Policy MC-1.1.3: Infill and Rehabilitation*
- *Policy MC-1.1.4: Local Services and Small Businesses*

The proposed development under the MU-10 zone will provide increased development potential and strengthen the economic vitality of the surrounding area. The proposal allows for higher-density growth as envisioned by the Comprehensive Plan Policy Map and Future Land Use Map along the Georgia Avenue corridor, while helping preserve the rowhouse character of adjacent residential neighborhoods such as LeDroit Park, Shaw, and Pleasant Plains.

Consistent with the Campus Plan, revitalization and redevelopment of this property fronting Georgia Avenue would create opportunities to enhance the existing building façades, improve architectural quality, and strengthen pedestrian and bicycle connections. New development would also incorporate stormwater infrastructure upgrades, street trees, green roofs, pervious surfaces, and bioretention areas—advancing sustainability and resilient goals.

Within the Mid-City Area Element, portions of the subject site are also within two policy focus areas - the *Georgia Avenue Corridor* and the *U Street /Uptown Policy Focus Area* which include several specific recommendations for the area’s development.

- *Policy MC-2.1.1: Revitalization of Lower Georgia Avenue NW*
- *Policy MC-2.1.2: Georgia Avenue NW Design Improvements*
- *Policy MC-2.1.3: Howard University*
- *Policy MC-2.1.5: Cross-Town Connectivity*
- *Action MC-2.1.A: Corridor Identity*
- *Action MC-2.1.C: Howard Town Center*
- *Action MC-2.1.D: Great Streets Improvements*
- *Policy MC-2.3.2: Uptown Subareas*

The proposed redevelopment would advance the revitalization policy for the Lower Georgia Avenue area. The Campus Plan envisions active ground-floor uses such as retail, university offices, and housing for students and faculty, along with improvements to building façades and reorganization of structures to create frontage along Georgia Avenue.

Howard University, through the Howard University Community Association, has committed to maintaining open and responsive communication with adjacent neighborhoods, the ANC, and other community organizations regarding student housing, traffic, events, and proposed development. The University will continue fostering a relationship of trust and collaboration with the community.

² 2021 Comp Plan, Section 2001

The property is located within the Howard Town Center area, which is recommended for mixed-use development. While the property will primarily serve university purposes, uses such as the health and wellness center and future retail will also benefit neighborhood residents and the city as a whole.

In partnership with DDOT, the University plans to introduce additional landscaping along Georgia Avenue and implement recommendations from the Georgia Avenue Great Streets Initiative, which includes streetscape enhancements to complement development along this key transportation corridor. The University continues to work with DDOT to advance improvements to street connections between its properties on the east and west sides of Georgia Avenue.

Part 2 – Applicant/Petitioner Community Outreach and Engagement

The Applicant has provided details of ongoing outreach efforts as part of [Exhibit 3](#). This has included extensive outreach to the affected ANC, community groups and individuals in the neighborhood. The filing notes that community outreach continues; the applicant is encouraged to continue these discussions and to provide an update as part of any additional filings prior to the public hearing.

Part 3 - Disaggregated Planning Area Data

The subject property is located within the Mid-City Planning Area (Planning Area) as designated in Chapter 20 of the Comprehensive Plan. The following section provides disaggregated demographic data comparing the Planning Area to the District as a whole. Each table below covers two five-year periods and compares data for the Mid-City Planning Area, where the subject site is located, with District-wide figures.

The Comprehensive Plan notes that between 2000 and 2017, the Mid-City Planning Area experienced significant demographic shifts. In 2000, Black residents comprised 52 percent of the population, while Hispanic/Latino residents accounted for 22 percent. By 2017, the Black population had decreased to 31 percent, the White population increased from 27 percent to 52 percent, and approximately 18 percent of the population identified as Hispanic/Latino.
(Comprehensive Plan §2003.2)

Population by Race/Ethnicity Districtwide and in the Mid-City Planning Area

Between the 2012–2016 and 2019–2023 periods, the Mid-City Planning Area experienced notable demographic changes. The total population declined slightly from approximately 94,800 to 92,400 residents. The racial composition shifted significantly, with the Black population decreasing from 32.6% to 24 %, while the White population remained the largest group, though it declined modestly from 52% to 50%.

Other racial groups saw increases, including Asian residents (4.4% to 6%) and individuals identifying as two or more races (3.1% to 12%), reflecting growing diversity. The Hispanic/Latino population remained relatively stable at about 18%. These trends mirror broader patterns of demographic change in the District, including a decline in Black residents and an increase in multiracial identification.

Table 1: Population/Race or Ethnicity Districtwide and in the Planning Area

| Race or Ethnicity | District 2012-16 | District 2019-23 | MidCity 2012-16 | MidCity 2019-23 |
|---|---------------------|---------------------------------|--------------------|--------------------------------|
| Total Population | 659,009 100% | 672,079 100% | 94,786 100% | 92,368 100% |
| Asian Alone | 24,036 4% | 27,465 4.1% | 4,183 4.4% | 5,257 5.7% |
| Black or African American | 318,598 48% | 290,772 43.26% | 30,940 32.6% | 22,624 24.5% |
| Hispanic or Latino | 69,106 10% | 77,760 11.6% | 17,148 18.1% | 16,703 18.0% |
| American Indian and Alaskan Native | 2,174 0% | 2,044 0.3% | 101 0.0% | 290 0.31% |
| Native Hawaiian and Other Pacific Islander | 271 0% | 378 0.06% | 116 0.0% | 83 0.1% |
| Some Other Race | 29,650 4% | 32,338 4.8% | 7,184 7.6% | 6,953 7.5% |
| Two or More Races | 18,245 3% | 56,533 8.41% | 2,986 3.2% | 11,108 12.0% |
| White Alone | 266,035 40% | 262,549 39.1% | 49,277 52.0% | 46,053 49.86% |

Age & Vulnerable Population

Mid-City continues to have a younger population compared to the District overall. The share of residents 65 years or older increased slightly from 7.5% to 7.9%, remaining well below the District average of 12.6%. The proportion of residents under 18 years grew from 12.3% to 14%, though still lower than the District-wide figure of 18.5%. The disability rate declined modestly from 8% to 7.7%, remaining below the District average of 10.9%. These trends suggest that the Planning Area attracts younger, more able-bodied residents, influencing housing demand and transportation needs. The median age in Mid-City increased from 32.1 years to 33.5 years, compared to the District’s increase from 34.9 to 37.7 years, confirming that Mid-City remains younger overall. By race, White residents in Mid-City rose from 30.6 to 33.6 years, while Black residents decreased from 42.3 to 37.5 years, likely to reflect demographic turnover. Hispanic residents remained relatively young, increasing slightly from 31.5 to 32.8 years, and Asian residents remained stable at around 33–34 years. These patterns indicate continued appeal to younger populations, particularly among White and Hispanic residents.

Table 2 & 3: Age/Special Populations in the District and the Planning Area

| Vulnerable Population | District 2012-2016 | District 2019-2023 | MC 2012-2016 | MC 2019-2023 |
|-----------------------------|-----------------------|-----------------------|-----------------|-----------------|
| Persons 65 and Older | 11.4% | 12.72% | 7.5% | 7.92% |
| Persons Under 18 | 17.4% | 18.70% | 12.3% | 14.05% |
| Percent Disable | 11.3% | 11.0% | 8.0% | 7.7% |

Table 3: Median Age

| Median Age | District 2012-2016 | District 2019-2023 | MC 2012-2016 | MC 2019-2023 |
|---|-----------------------|-----------------------|-----------------|-----------------|
| Total Population | 37.7 | 34.9 | 36.8 | 33.5 |
| Asian Alone | 36.5 | 35.2 | 38.1 | 33.4 |
| Black or African American | 33.4 | 37.3 | 46.0 | 37.5 |
| Hispanic or Latino | 28.4 | 32.5 | 36.2 | 32.8 |
| American Indian and Alaskan Native | 32.2 | 34.9 | 36.6 | 37.6 |
| Native Hawaiian and Other Pacific Islander | 30.8 | 20.9 | n/a | n/a |
| Some Other Race | 28.0 | 28.7 | 35.3 | 30.5 |
| Two or More Races | 19.8 | 31 | 31.1 | 31.5 |
| White Alone | 40.4 | 37.3 | 35.5 | 37.5 |

Median Household Income Districtwide and in the Mid-City Planning Area

Income levels in Mid-City rose sharply, outpacing District-wide growth:

- Total median income nearly doubled, from \$55,341 to \$131,704, compared to the District’s increase from \$72,935 to \$106,287.
- White households in Mid-City rose from \$105,214 to \$169,741, while Black households increased from \$47,630 to \$63,175—though the income gap widened significantly.
- Hispanic households grew from \$47,585 to \$95,249, and Asian households from \$69,206 to \$120,032.
- Households identifying as Two or More Races saw the largest increase, from \$77,520 to \$143,213.

These trends indicate strong economic growth and the arrival of higher-income households but also highlight persistent—and widening—racial income disparities. This underscores the need for policies that address affordability and equity in housing and services.

Table 4: Median Income Districtwide and in the Planning Area

| Median Household Income | District 2012-2016 | District 2019-2023 | MC 2012-2016 | MC 2019-2023 |
|---|-----------------------|-----------------------|-----------------|------------------|
| Total Median | \$72,935 | \$106,287 | \$85,848 | \$131,704 |
| Asian Alone | \$91,453 | \$121,619 | \$100,759 | \$120,032 |
| Black or African American | \$40,560 | \$60,446 | \$44,132 | \$63,175 |
| Hispanic or Latino | \$60,848 | \$106,435 | \$48,567 | \$95,249 |
| American Indian and Alaskan Native | \$51,306 | \$63,617 | \$59,277 | \$37,782 |
| Native Hawaiian and Other Pacific Islander | n/a | n/a | n/a | n/a |
| Some Other Race | \$48,047 | \$74,754 | \$42,385 | \$63,396 |
| Two or More Races | \$83,243 | \$116,689 | \$90,434 | \$143,213 |
| White | \$119,564 | \$166,774 | \$111,338 | \$169,741 |

Homeownership Districtwide and in the Mid-City Planning Area

Both the District and the planning area experienced an increase in the number of households between the two periods. The data indicates that during both periods the planning area had a

slightly lower homeownership rate than the District as a whole, but the percentage of owner-occupied households increased between the two time periods. Black/African-American, American Indian/Alaska Native, and some other race had the lowest homeownership rates in the planning area, under 30%, and the homeownership rates for Black and Asian residents of the planning area decreased between the two time periods.

Mid-City remains predominantly renter-occupied, though owner occupancy increased modestly—**36.9% → 38.3%** (vs. District **40.7% → 41.1%**). Key housing tenure shifts are as follows:

- **White households:**
 - **Mid-City owner share increased (39.3% → 42.7%)** with growth in owner households (**9,302 → 11,086**).
 - District owner share was stable (**47.8% → 48.0%**).
- **Black households:**
 - **Mid-City owner share declined markedly (37% → 28%)**, with owner counts falling (**4,139 → 2,977**); renter share rose (**63% → 72%**).
 - District owner share also decreased (**35.9% → 34.9%**).
- **Asian households:**
 - **Mid-City owner share dropped (43.7% → 36.3%)** as renter growth outpaced ownership; District owner share edged up (**39.4% → 41.4%**).
- **Two or More Races:**
 - Ownership increased substantially in Mid-City (**35% → 47.4%**) and District (**32.7% → 41.3%**).
- **Some Other Race:**
 - Mid-City ownership rose (**8.6% → 23.7%**) but remains renter-majority; District ownership increased (**17.5% → 28.7%**).
 - **Hispanic/Latino (of any race):**
- Mid-City ownership increased (**23.6% → 31.8%**), with renter share still predominant; District ownership rose (**30.9% → 36.4%**).
- **AIAN & NHOPI:** Changes appear driven by **very small samples** (e.g., Mid-City NHOPI shows **100% owner** in 2019–2023 on a base of 28 households); interpret with caution due to margins of error typical of ACS micro-populations.

Mid-City’s renter majority is consistent with its younger profile and concentration of university-related households. The decline in Black homeownership and strong increases among White and Two or More Races households highlight the need for targeted homeownership supports, anti-displacement tools, and affordable rental preservation—especially near transit and along the Georgia Avenue corridor.

Table 5: Owner Occupied and Rental Households Districtwide and in the Planning Area

| Owners/ Renters | | District 2012-2016 | District 2019-2023 | MC 2012-2016 | MC 2019-2023 |
|--------------------|-------------------|-----------------------|-----------------------|-----------------|-----------------|
| Total | Owner Households | 40.7% | 41.1% | 36.9% | 38.3% |
| | Renter Households | 59.3% | 58.9% | 63.1% | 61.7% |
| Asian Alone | Owner Households | 43.1% | 41.4% | 43.7% | 34.%2 |

| Owners/ Renters | | District 2012-2016 | District 2019-2023 | MC 2012-2016 | MC 2019-2023 |
|---|-------------------|-----------------------|-----------------------|-----------------|-----------------|
| | Renter Households | 56.9% | 58.6% | 56.3% | 65.8% |
| Black or African American | Owner Households | 46.6% | 34.9% | 37.1% | 28.0% |
| | Renter Households | 53.4% | 65.1% | 62.9% | 72.0% |
| Hispanic or Latino | Owner Households | 30.9% | 36.4% | 23.6% | 31.8% |
| | Renter Households | 69.1% | 63.6% | 76.4% | 68.2% |
| American Indian and Alaskan Native | Owner Households | 32.8% | 19.6% | 0.0% | 27.7% |
| | Renter Households | 67.2% | 80.3% | 100.0% | 72.3% |
| Native Hawaiian and Other Pacific Islander | Owner Households | 9.1% | 31.8% | 0% | 100 |
| | Renter Households | 90.9% | 68.2% | 0% | 0 |
| Some Other Race | Owner Households | 17.5% | 28.7% | 8.6% | 23.7% |
| | Renter Households | 82.5% | 71.3% | 91.4% | 76.4% |
| Two or More Races | Owner Households | 32.7% | 41.3% | 34.9% | 47.4% |
| | Renter Households | 67.3% | 58.7% | 65.1% | 52.6% |
| White Alone | Owner Households | 47.8% | 48% | 39.3% | 42.7% |
| | Renter Households | 52.2% | 52% | 60.7% | 57.3% |

General Characteristics

The unemployment rate for both the planning area and the District decreased between the two time periods, with both remaining under 10% and the planning area remaining lower than the District. The rate of households in the planning area that are housing cost burdened (spending more than 30% of their income on housing) dropped between the two time periods and remained less than the District, which also saw a decrease. These statistics are also reflected in the poverty rate.

Table 6: Cost Burdened Households in the District and in the Planning Area

| Characteristic | District 2012-2016 | MC 2012-2016 | District (2019-2023) | MC (2019-2023) |
|---------------------------------|-----------------------|-----------------|-------------------------|-------------------|
| Unemployment Rate | 8.70% | 6.0% | 6.5% | 3.6% |
| Cost Burdened Households | 38.60% | 36.1% | 34% | 30% |
| Poverty Rate | 17.90% | 13.5% | 14.5% | 11.2% |

- **Housing Affordability & Anti-Displacement:** Rapid income gains and widening gaps signal ongoing affordability pressures and potential displacement risks—reinforce inclusionary housing, student housing on campus, and anti-displacement tools.

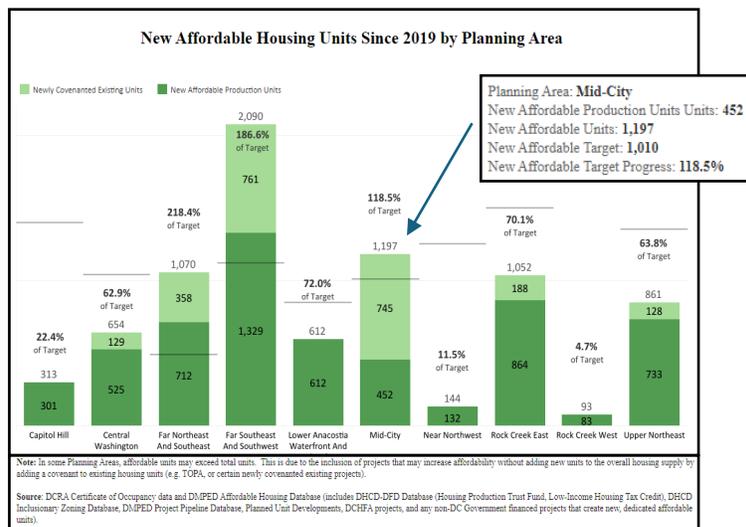
- **Retail Mix & Services:** Higher household incomes may support expanded neighborhood-serving retail and services; ensure affordability and cultural compatibility with corridor goals (Georgia Ave, U Street/Uptown).
- **Equity:** Target economic opportunities, workforce development, and small business support to Black and Hispanic/Latino residents to narrow income gaps.

Progress Toward Meeting the Mayor’s 2025 Housing Equity Goals

The [DMPED 36,000 by 2025 Dashboard](#), shows that the Mid-City Planning Area currently exceeds the Mayor’s 2025 affordable housing goal. This new development would not directly produce new housing that would further this goal, as any housing would be for students, staff, or faculty only. However, the area is currently exceeding the housing targets. It is also important to note that the housing equity goals are designed to achieve a minimum of 15% in a planning area, and that they are minimums only.

According to the Comprehensive Plan: *Parts of the Mid-City Planning Area have changed rapidly during the last 10 years. Already one of the densest areas in Washington, DC, Mid-City contains approximately 19 percent of the District’s new housing units, and almost 14 percent of the area’s housing units are affordable. Although Mid-City is close to having a fair amount of affordable housing, the distribution of that affordable housing has been concentrated in a few neighborhoods such as Columbia Heights, Reed-Cooke, and the U Street corridor. Additionally, many of these affordable units are at risk of expiring; thus, Mid-City will be a target rich area for investments by the administrators of the Housing Preservation Trust Fund, which is to be used to preserve affordable housing units when their covenants of affordability are expiring.* 2000.6

While this proposal would not provide opportunities for new housing other than dormitories or housing for university staff and faculty, adding this housing on campus could free up other housing off-campus and relief housing pressure overall. Over the long term, if any of this land is deemed by the University as being available for private development, housing, including affordable housing consistent with the densities anticipated by the zone and the Comp Plan could be constructed.



Part 4 – Zoning Commission Evaluation Factors

When considering the following themes/questions based on Comprehensive Plan policies related to racial equity, what are the anticipated positive and negative impacts and/or outcomes of the zoning action? Note: Additional themes may also apply.

| Factor | Question | OP Response |
|-----------------------|---|---|
| Direct Displacement | Will the zoning action result in displacement of tenants or residents? | The proposed development would not result in physical displacement of residents as the majority of the area is within and governed by the Howard University Campus Plan and does not include any non-campus residential use. New retail uses in upgraded spaces will serve students, faculty and staff as well as residents of the area. |
| Indirect Displacement | What examples of indirect displacement might result from the zoning action? | OP does not anticipate indirect displacement as a result of this zoning action. The area along this portion of Georgia Avenue is predominantly university uses. There is a lack of retail and service uses on both sides of the avenue, and therefore there should be no displacement. The recent rezoning was approved as not inconsistent with the Comp Plan, Small Area Plan and Campus Plan, and provides a clear path for this proposal to have a mix of uses along Georgia Avenue that would address university needs, as well as the surrounding neighborhood and District as a whole. |
| Housing | Will the action result in changes to: <ul style="list-style-type: none"> ▪ Market Rate Housing ▪ Affordable Housing ▪ Replacement Housing | The zoning action would not result in any changes to Market Rate Housing, Affordable Housing or Replacement Housing on the subject properties as there will be only student and faculty housing provided. However, the current zone recommends IZ Plus be applied in the event that the property is removed from the campus plan and made available for private development of housing. |
| Physical | Will the action result in changes to the physical environment such as: <ul style="list-style-type: none"> ▪ Public Space Improvements ▪ Urban Design Improvements ▪ Streetscape Improvements | New development and redevelopment on the properties would result in improved streetscape and pedestrian realm in public space along Georgia Avenue and other cross streets. The building is subject to the Campus Plan Further Processing review of the design compatibility with the surrounding buildings and the standard for development along a major street corridor. |

| Factor | Question | OP Response |
|-----------------------|--|---|
| Access to Opportunity | Is there a change in access to opportunity? <ul style="list-style-type: none"> ▪ Job Training/Creation ▪ Healthcare ▪ Addition of Retail/Access to New Services | The proposal would not limit access to jobs, healthcare or new services. In fact, the redevelopment would provide opportunities for a wellness center, as envisioned under the Plan. The approved Campus Plan envisions this area as being redeveloped with healthcare and research facilities, retail and other service uses provided by the university. The University, as an educational institution, would be providing job training as well as the creation of job opportunities in retail establishments as well as in offices. |
| Community | How did community outreach and engagement inform/change the zoning action? <ul style="list-style-type: none"> ▪ (e.g., did the architectural plans change, or were other substantive changes made to the zoning action in response to community input/priorities etc.?) | The Applicant outlines their community outreach and coordination at Exhibit 3 . The property is within ANC-1E. The Applicant states that they have met with the ANCs and have made presentations to the Howard Community Advisory Committees which members comprise several community organizations. |

VIII. SUMMARY OF PLANNING ANALYSIS

The Comprehensive Plan analysis concludes that the proposal anticipated under the recently approved map amendment (ZC 24-01), which rezoned the site from PDR-2 to MU-10, would not be inconsistent with the Comprehensive Plan. This determination is supported by several elements, including the Future Land Use Map (FLUM), the Generalized Policy Map, the Mid-City Area Element, the DUKE Plan, and the Howard University Campus Plan. Collectively, these policies endorse the transition to a mixed-use MU-10 zone to accommodate the proposed combination of university uses alongside retail, office, and other service uses along a major transit corridor.

The proposed development will help revitalize the southern portion of Georgia Avenue, introducing improved retail services, enhanced landscaping, and significant public realm upgrades. These improvements will strengthen the corridor’s role as a vibrant, mixed-use destination.

As envisioned, the project aligns with both the District’s and the University’s shared goals to advance redevelopment of University-owned properties in a way that meets institutional needs while benefiting the surrounding neighborhood and the city as a whole. The new development will generate employment opportunities across multiple sectors, including healthcare, research, office, and retail, while also creating construction jobs throughout various phases of implementation.

IX. ANC COMMENTS

The property is within ANC-1E. The ANC submitted its report in support at [Exhibit 15](#).

X. COMMUNITY COMMENTS

The University is also within boundaries of the Pleasant Plains Civic Association, the Bloomingdale Civic Association, and the LeDroit Park Civic Association. At the writing of this report the civic associations' comments were not included in the record.

XI. COMMENTS OF OTHER DISTRICT AGENCIES

The Applicant submitted its transportation statement at [Exhibit 16B](#). The Department of Transportation (DDOT) will submit a report under separate cover.

XII. SUMMARY AND RECOMMENDATION

Overall, the proposed mixed-use development is in harmony with the general purpose and intent of the Zoning Regulations. The project complies with all use and bulk requirements of the MU-10 zone, except for the plaza and short-term bicycle parking standards for which relief is requested.

On balance, the proposed further processing for Fusion Building would be not inconsistent with the FLUM designation for mixed use, and with the Policy Map neighborhood conservation designation. Additionally, the proposal would be not inconsistent with many of the policies and actions of the Citywide Elements and the specific recommendations for the Mid-City Area Element. The proposal also would not be inconsistent with the approved Campus Plan and is not likely to become objectionable to neighboring properties.

The building is thoughtfully designed to complement surrounding uses and architectural character, incorporating materials and design elements that respect the context of neighboring properties. Given the anticipated university-related use, the development is not expected to adversely impact adjacent properties.

OP therefore recommends that the Zoning Commission **approve** the further processing application for the new dormitory and the improvements, with the conditions stated under the approval for design flexibility, in addition to others that may be recommended by DDOT and DOEE.

ATTACHMENTS:

I. Comprehensive Plan Citywide and Mid-City Policy Statements

Attachment I - Comprehensive Plan Citywide and Mid-City Area Elements Policy Statements

Chapter 3 Land Use Element

Policy LU-1.4.6: Development Along Corridors

Encourage growth and development along major corridors, particularly priority transit and multimodal corridors. Plan and design development adjacent to Metrorail stations and corridors to respect the character, scale, and integrity of adjacent neighborhoods, using approaches such as building design, transitions, or buffers, while balancing against the District's broader need for housing. 307.14

Policy LU-2.1.2: Neighborhood Revitalization

Facilitate neighborhood revitalization by focusing District grants, loans, housing rehabilitation efforts, commercial investment programs, capital improvements, and other government actions in those areas that are most in need, especially where projects advance equitable development and racial equity, as described in Section 213 of the Framework Element, and create opportunities for disadvantaged persons and for deeply affordable housing. Engage and partner in these efforts with the persons intended to be served by revitalization, especially residents. Use social, economic, and physical indicators, such as the poverty rate, the number of abandoned or substandard buildings, the crime rate, and the unemployment rate, as key indicators of need. 310.9

Policy LU-2.1.3: Conserving, Enhancing, and Revitalizing Neighborhoods

Recognize the importance of balancing goals to increase the housing supply, including affordable units, and expand neighborhood commerce with parallel goals to preserve historic resources, advance environmental and sustainability goals, and further Fair Housing. The overarching goal to create vibrant neighborhoods in all parts of the District requires an emphasis on conserving units and character in some neighborhoods and revitalization in others, including inclusive and integrated growth and meeting communities and public facility needs. All neighborhoods have a role to play in helping to meet broader Districtwide needs, such as affordable housing, public facilities, and more. 310.10

Policy LU-2.2.4: Neighborhood Beautification

Encourage projects that improve the visual quality of neighborhoods, including landscaping and tree planting, facade improvement, anti-litter campaigns, graffiti removal, murals, improvement or removal of abandoned buildings, street and sidewalk repair, park improvements, and public realm enhancements and activations. 311.5

Policy LU-2.3.5: Institutional Uses

Recognize the importance of institutional uses, such as private schools, childcare facilities, hospitals, churches, and similar uses, to the economy, character, history, livability, and future of Washington, DC and its residents. Ensure that when such uses are permitted in residential neighborhoods, their design and operation is sensitive to neighborhood issues and neighbors' quality of life. Encourage institutions and neighborhoods to work proactively to address issues, such as transportation and parking, hours of operation, outside use of facilities, and facility expansion. 312.7

Policy LU-2.4.5: Encouraging Nodal Development

Discourage auto-oriented commercial strip development and instead encourage pedestrian-oriented nodes of commercial development at key locations along major corridors. Zoning and design standards should ensure that the height, mass, and scale of development within nodes respects the integrity and character of surrounding residential areas and does not unreasonably impact them. 313.13

Policy LU-2.4.6: Scale and Design of New Commercial Uses

Develop new uses within commercial districts at a height, mass, scale, and design that is appropriate for a growing, densifying Washington, DC, and that is compatible with surrounding areas. 313.14

Policy LU-3.3.1: Transportation Impacts of Institutional Uses

Support ongoing efforts by 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. 317.7

Policy LU-3.3.2: Corporate Citizenship

Support continued corporate citizenship among large institutions, including colleges, universities, hospitals, private schools, and nonprofits. Given the large land area occupied by these uses and their prominence in the community, institutions (along with the District itself) should be encouraged to be role models for smaller employers in efforts to improve the 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 adaptive reuse and preservation of historic buildings. 317.8

Chapter 4 Transportation Element

Policy T-1.1.4: Transit-Oriented Development

Support transit-oriented development by investing in pedestrian-oriented transportation improvements at or around transit stations, major bus corridors, and transfer points. Encourage development projects to build or upgrade the pedestrian and bicycle infrastructure leading to the nearest transit stop to create last-mile connections. Pedestrian movements and safety should be prioritized around transit stations. 403.10

Policy T-1.1.7: Equitable Transportation Access

Transportation within the District shall be accessible and serve all users. Residents, workers, and visitors should have access to safe, affordable and reliable transportation options regardless of age, race, income, geography or physical ability. Transportation should not be a barrier to economic, educational, or health opportunity for District residents. Transportation planning and development should be framed by a racial equity lens, to identify and address historic and current barriers and additional transportation burdens experienced by communities of color. 403.13

Policy T-1.2.1: Major Thoroughfare Improvements

Beautify and stabilize gateways and major thoroughfares by implementing coordinated multimodal transportation, economic development, and urban design improvements. 404.4

Policy T-1.2.3: Discouraging Auto-Oriented Uses

Discourage certain uses, like drive-through businesses or stores with large surface parking lots and minimize the number of curb cuts in new developments. Curb cuts and multiple vehicle access points break up the sidewalk, reduce pedestrian safety, and detract from pedestrian-oriented retail and residential areas. 404.6

Policy T-2.3.2: Bicycle Network

Provide and maintain a safe, direct, and comprehensive bicycle network connecting neighborhoods, employment locations, public facilities, transit stations, parks, and other key destinations. Eliminate system gaps to provide continuous bicycle facilities. Increase the amount of protected bike lanes, wayfinding signage, and Capital Bikeshare stations. 410.10

Policy T-2.4.1: Pedestrian Network

Develop, maintain, and improve pedestrian facilities. Improve the District's sidewalk system to form a safe and accessible network that links residents across Washington, DC. 411.5

Policy T-2.4.2: Pedestrian Safety

Improve safety and security at key pedestrian nodes throughout the District. Use a variety of techniques to improve pedestrian safety, including textured or clearly marked and raised pedestrian crossings, pedestrian-actuated signal push buttons, high-intensity activated crosswalk pedestrian signals, rectangular rapid flashing beacons, accessible pedestrian signal hardware, leading pedestrian interval timing, and pedestrian countdown signals. 411.6

Policy T-2.5.5: Natural Landscaping

Work with other District and federal agencies to identify, plant, and manage natural landscaping areas along highways, traffic circles, bike paths, and sidewalks. 412.15

Chapter 5 Housing Element

Policy H-1.3.5: Student Housing

Require colleges and universities to address the housing needs of their students and promote the use of such housing by their students. 505.12

Chapter 6 Environmental Protection Element

Policy E-1.1.2: Urban Heat Island Mitigation

Wherever possible, reduce the urban heat island effect with cool and green roofs, expanded green space, cool pavement, tree planting, and tree protection efforts, prioritizing hotspots and those areas with the greatest number of heat-vulnerable residents. Incorporate heat island mitigation into planning for GI, tree canopy, parks, and public space initiatives. 603.6

Policy E-2.1.2: Tree Requirements in New Development

Use planning, zoning, and building regulations to promote tree retention and planting, as well as the removal and replacement of dying trees when new development occurs. Tree planting and landscaping required as a condition of permit approval should include provisions for ongoing maintenance. 605.6

Policy E-2.1.3: Sustainable Landscaping Practices

Encourage the use of sustainable landscaping practices to beautify the District, enhance streets and public spaces, reduce stormwater runoff, and create a stronger sense of character and identity. District government, private developers, and community institutions should coordinate to significantly increase the use of these practices, including planting and maintaining mostly native trees and other plants on District-owned land outside the right-of-ways in schools, parks, and housing authority lands. 605.7

Policy E-3.2.2 Net-Zero Buildings

Provide incentives for new buildings to meet net-zero energy design standards, as called for in Clean Energy DC and Sustainable DC 2.0. Establish a path to the phased adoption of net-zero codes between 2022 and 2026. The District's building energy codes should be updated again by 2026 to require that all new buildings achieve net-zero energy use or better. Prior to 2026, the District should provide incentives to projects that voluntarily seek to achieve net-zero energy use. 612.4

Policy E-3.2.3: Renewable Energy

Promote the efficient use of energy, additional use of renewable energy, and a reduction of unnecessary energy expenses. The overarching objective should be to achieve reductions in per capita energy consumption. 612.5

Policy E-3.2.7: Energy-Efficient Building and Site Planning

Include provisions for energy efficiency and for the use of alternative energy sources in the District's planning, zoning, and building standards. Encourage new development to exceed minimum code requirements and contribute to energy efficiency and clean energy goals. 612.9

Policy E-3.2.9: Energy Efficiency for Major Employers

Continue efforts that enable major employers in Washington, DC— including the government, institutions, schools, and the private sector—to implement energy conservation measures. 612.1

Policy E-4.1.1: Maximizing Permeable Surfaces

Encourage the use of permeable materials for parking lots, driveways, walkways, and other paved surfaces as a way to absorb stormwater and reduce runoff. 615.3

Policy E-4.1.2: Using Landscaping and Green Roofs to Reduce Runoff

Promote an increase in tree planting and vegetated spaces to reduce stormwater runoff and mitigate the urban heat island, including the expanded use of green roofs in new construction and adaptive reuse, and the application of tree and landscaping standards for parking lots and other large paved surfaces. 615.4

Chapter 7 Economic Development Element

Policy ED 1.1.5 Build Capacity and Opportunities

Focus on building capacity and opportunities to participate in core and growth industries for minority- and women-owned businesses. Ensure under-represented entrepreneurs have access to business opportunities created through public sector spending, anchor institution spending, and corporate supply chains. Provide layered support through technical assistance, product promotion, and market development. 703.16

Policy ED-1.3.4: Leveraging and Adapting to Technological Change

The District supports economic resilience by aligning workforce development and small business development with economic development to ensure that residents, and particularly lower-income residents with less educational attainment, benefit from economic growth driven by technological innovation. 705.12

Policy ED-2.2.1: Expanding the Retail Sector

Pursue a retail strategy that will allow the District to fully capitalize on the spending power of residents, workers, and visitors, and that will meet the retail needs of communities across the District and particularly in underserved communities. 708.6

Policy ED-2.2.4: Support Local Entrepreneurs

Support the efforts of local entrepreneurs who enhance the District's economy by manufacturing and retailing goods within Washington, DC, which increases the local employment and tax revenue generated by consumer retail spending. 708.9

Policy ED-2.2.7: Planning For Retail

Coordinate neighborhood planning efforts with the District's economic development planning and small business development programs to improve retail offerings by leveraging the Vibrant Retail Streets Toolkit. Evaluate techniques, such as consolidating retail near highly trafficked locations along major corridors (particularly near transit station areas). Consider strategies to increase a retail area's market position, including by coordinating promotion. 708.12

Policy ED-2.4.1: Institutional Growth

Support growth in the higher education and health care sectors. Recognize the potential of these institutions to provide employment and income opportunities for District residents, and to enhance the District's array of cultural amenities and health care options. 710.4

Policy ED-2.4.2: Secondary Benefits

Promote the development of local businesses and enterprises that rely on the concentration of universities and health care institutions in the District, including both firms that provide supplies to these industries and firms that benefit from their knowledge and research capacity. 710.5

Policy ED-2.4.3: Higher Education and Health Care Linkages

Encourage continued linkages between the higher education and health care industries through incubator facilities co-located with medical schools, teaching hospitals, and medical research centers to generate new spin-off businesses from these institutions. 710.6

Policy ED-2.4.5 : Partnerships with Anchor Institutions

Enhance partnerships with anchor institutions, such as universities, hospitals, and other institutions, to generate business and employment growth in the research and development sectors, and to continue technology transfer programs for District businesses and entrepreneurs. 710.8

Chapter 12 Educational Facilities Element

Policy EDU-3.2.2: Corporate Citizenship

Support continued corporate citizenship among Washington, DC's large institutions, including its colleges, universities, hospitals, private schools, and nonprofits. 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. 1213.3

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, and economy, and that 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. 1214.7

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, especially the affordable housing stock, in adjacent neighborhoods. Consider measures to address the demand for student housing generated by non-District institutions with local branches. 1214.9

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, scooters, skateboarding, and other transportation demand management measures. The provision of adequate on-site parking for institutional uses also should be encouraged. 1214.10

Policy EDU-3.3.6: Faculty Housing

Support faculty and staff housing within campus plans. Encourage the housing to be created through partnerships and dedicated university programs. Provide program opportunities to persons from a wide range of incomes. 1214.11

Policy EDU-3.3.9: Educational Facilities and Large Site Development

Explore the role educational institutions can play in activating targeted large sites in a manner that can catalyze growth, fulfill place-based physical and economic development goals, and expand educational access to District residents. 1214.14

Policy EDU-3.3.11: Access to Recreational, Educational, and Cultural Opportunities

Support continued access by local neighborhoods to university offerings, such as concerts and lectures, campus green space, continuing education, and low-cost programming for older adults. Encourage residents to learn about and appreciate campus culture. 1214.16

Chapter 20 Mid-City Area Element

Policy MC-1.1.2: Directing Growth

Stimulate high-quality, transit-oriented development around the Columbia Heights, Shaw/Howard University, and U St./African American Civil War Memorial/Cardozo Metro station areas, as well as along the Georgia Avenue NW corridor and the North Capitol Street NW/Florida Avenue NW business district. Opportunities for new mixed-income housing developments that provide a greater mix of affordability as a result of a rezoning effort, neighborhood retail, local-serving offices, and community services should be supported in these areas, as shown on the Comprehensive Plan Policy Map and Future Land Use Map.

Policy MC-1.1.3: Infill and Rehabilitation

Encourage redevelopment of vacant lots and the rehabilitation of abandoned structures within the community, particularly along Georgia Avenue NW, Similarly, encourage the redevelopment of vacant lots and the rehabilitation of vacant buildings located at the interiors of the Planning Area's squares. Infill

development should be compatible in scale and character with adjacent uses and encourage more housing opportunities.

Policy MC-1.1.4: Local Services and Small Businesses

Support the small businesses and essential local services that serve Mid-City. Encourage the establishment of new businesses that provide these services in areas where they are lacking, especially on the east side of the Planning Area. Support local services, small businesses, and their surrounding corridors using Main Streets, business improvement districts (BIDs), and Department of Small and Local Business (DSLBD) clean teams.

Policy MC-2.1.1: Revitalization of Lower Georgia Avenue NW

Encourage continued revitalization of the Lower Georgia Avenue NW corridor. Lower Georgia Avenue NW 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. Increases in density on Georgia Avenue, NW should aim to create a diverse and pedestrian-oriented street by creating smaller and affordable retail spaces. 2011.5

Policy MC-2.1.2: Georgia Avenue NW Design Improvements

Upgrade the visual quality of the Georgia Avenue NW corridor through urban design and public space improvements, including tree planting, new parks and plazas, upgraded triangle parks, and façade improvements that establish a stronger identity and improved image. 2011.

Policy MC-2.1.3: Howard University

Encourage and strongly support continued relationship-building between Howard University and 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. 2011.7

Policy MC-2.1.5: Cross-Town Connectivity

Strengthen cross-town connectivity through multimodal improvements as recommended in the Cross-Town Multimodal Transportation Study. 2011.8

Action MC-2.1.A: Corridor Identity

Develop distinct identities for different segments of the Georgia Avenue NW corridor. Within the Mid-City Planning Area, these should include a Park View section (New Hampshire Avenue NW to Columbia Road NW), a Pleasant Plains section (Irving Street NW to Euclid Street NW), a Howard University section (Euclid Street NW to Barry Place NW), and the Uptown Arts District (Barry Place NW southward). 2011.10

Action MC-2.1.C: Howard Town Center

Develop a new mixed-use neighborhood center on land to the west of the Howard University campus. This should include not only the planned Howard Town Center site (with housing, retail, and structured parking) but also a medium- to high-density, mixed-income housing development that provides a mix of affordable housing as a result of a rezoning effort, civic space, cultural facilities, and public open space on surrounding sites. Historic structures within the area should be preserved. Appropriate transitions in scale should be established between this center and the lower density row house neighborhoods to the west. 2011.12

Action MC-2.1.D: Great Streets Improvements

Implement the Great Streets initiative recommendations for Georgia Avenue NW, including transit improvements, façade improvements, upgraded infrastructure, abatement of vacant or underused properties, and incentives for housing and business development along the avenue. 2011.13

Policy Focus Area - MC-2.3 U Street/Uptown

Create a distinct and memorable identity for different subareas in the Uptown District based on existing assets such as the Lincoln Theater, Howard University, the African-American Civil War Memorial, and the Howard Theater. 2013.6