



Z.C. Case No. 20-08D

GS Development Services Northeast, LLC

Further Processing of Howard University 2020 Central Campus Master Plan
Zoning Commission Public Hearing
February 9, 2026

Presentation of the Applicant

Application Overview

- Pursuant to Subtitle X §§ 101 and 106.1 and Subtitle Z § 302, **further processing** of HU 2020 Central Campus Master Plan.
- Pursuant to Subtitle X §§ 101.9 and 901.2, **special exception relief** from:
 1. The plaza requirement in the MU-10 zone set forth in Subtitle G § 212.1; and
 2. The short-term bicycle parking for education use (college / university) set forth in Subtitle C § 802.1.

HU Campus Plan / Wonder Plaza Site



Figure 4.93: Fusion Building

HU Campus Plan / Fusion Building

4.2 (J) Fusion Building

The Fusion Building (FB) will create a new epicenter for student engagement and activity, by fusing recreation, residential, and retail uses. The proposed concept provides additional flexibility in student life facilities and support spaces while adding density and animation to Georgia Avenue.

The 312,000 SF mixed-use project will include student residences, a recreation center, a Wellness Center and Clinic, the iLAB, and appropriately scaled retail. Adjacent to Howard's Interdisciplinary Research Building, the new facility will create a new vibrant campus gateway on Georgia Avenue.

Neighborhood Context & Impacts

The proposed Fusion Building will 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.

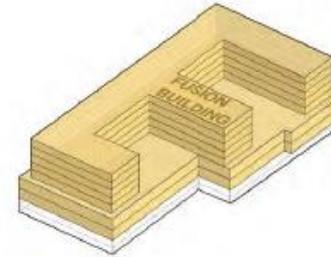


Figure 4.32: Fusion Building: Massing Study

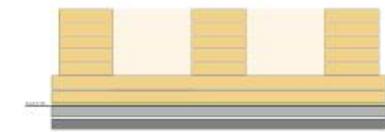


Figure 4.33: Fusion Building: Diagrammatic Section

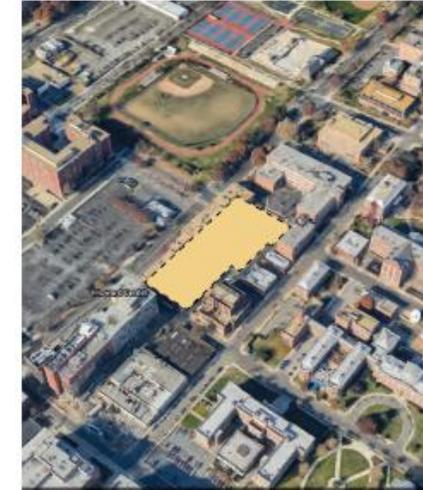


Figure 4.34: Fusion Building in Context

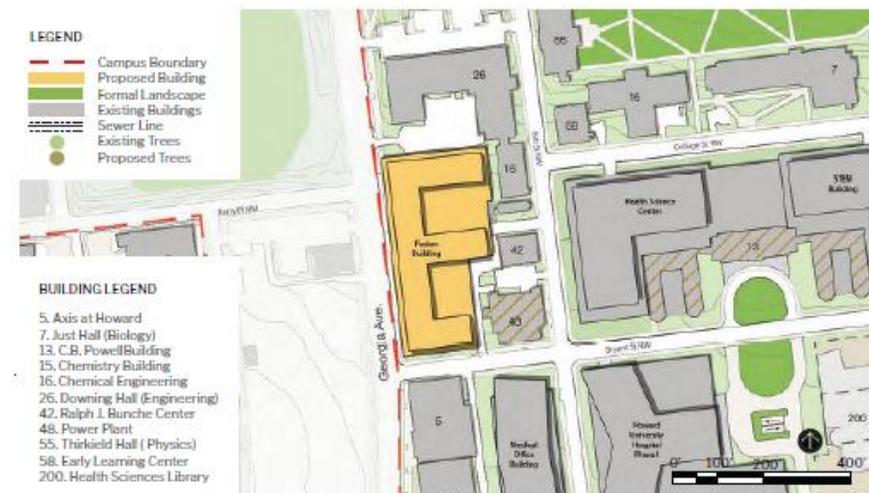


Figure 4.35: Fusion Building Plan View

HU Campus Rezoning (ZC 24-01)

GOVERNMENT OF THE DISTRICT OF COLUMBIA
ZONING COMMISSION



ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF FINAL RULEMAKING¹

Z.C. CASE NO. 24-01

Howard University, The Trustees of Florida Avenue Baptist Church,
and Florida Avenue Baptist Church

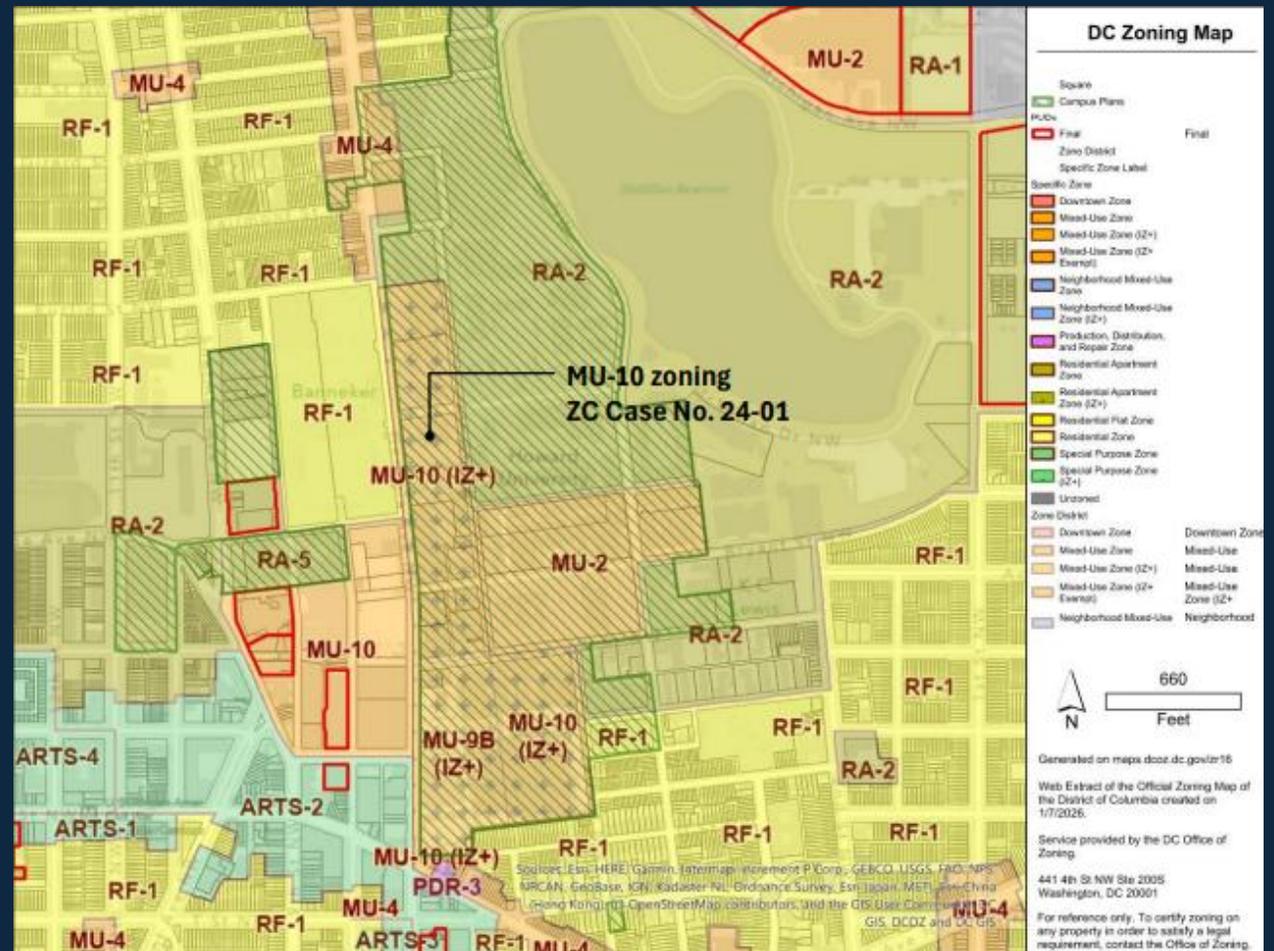
(Zoning Map Amendment @ Squares 3060, 3064, 3065, 3074, 3075, & 3078)

March 13, 2025

The Zoning Commission for the District of Columbia (the Commission), pursuant to its authority under § 1 of the Zoning Act of 1938, approved June 20, 1938 (52 Stat. 797; D.C. Official Code § 6-641.01 (2018 Repl.)), and pursuant to § 6 of the District of Columbia Administrative Procedure Act, approved October 21, 1968 (82 Stat. 1206, as amended; D.C. Official Code § 2-505 (2016 Repl.)), hereby adopts the following amendments to the Zoning Map listed at the end of this notice.

- Map amendment to rezone the properties identified below, which are located on the east side of Georgia Avenue, N.W., from Euclid Street, N.W. south to Florida Avenue, N.W. (collectively, the Property), as follows:
 - Square 3060, Lots 830 and 839 from the RA-2 zone to the MU-10 zone;
 - Square 3064, Lots 45 and 837 from the RA-2 zone to the MU-10 zone;
 - Square 3064, Lots 44 and 826 from the PDR-2 zone to the MU-10 zone;
 - Square 3065, Lots 829, 830, 831, 833, and 834 from the PDR-3 zone to the MU-10 zone;
 - Square 3074, Lot 11 from the PDR-3 zone to the MU-9B zone;
 - Square 3075, Lot 807 (western portion) from the PDR-3 and RA-2 zones to the MU-9B zone;
 - Square 3075, Lot 807 (eastern portion) from the PDR-3 and RA-2 zones to the MU-10 zone; and
 - Square 3078, Lots 17, 26, 27, 28, and 30 from the PDR-3 zone to the MU-10 zone.

The Commission determined the Property is appropriate for IZ Plus. The Property shall be indicated with an "IZ+" symbol on the Zoning Map. For the purposes of calculating an IZ Plus set-aside requirement pursuant to Subtitle C § 1003, the maximum permitted FAR of the Property's existing zoning of RA-2 is the equivalent of 1.8 FAR; the maximum permitted FAR of the Property's existing zoning of PDR-2 is 4.5 FAR for Subtitle J § 201.2 use categories and 3.0 FAR for Subtitle J § 201.3 all other uses; and the maximum permitted FAR of the Property's existing zoning of PDR-3 is 6.0 FAR for Subtitle J § 201.2 use categories and 4.0 FAR for Subtitle J § 201.3 all other uses.





GEORGIA AVENUE FACADE 2022





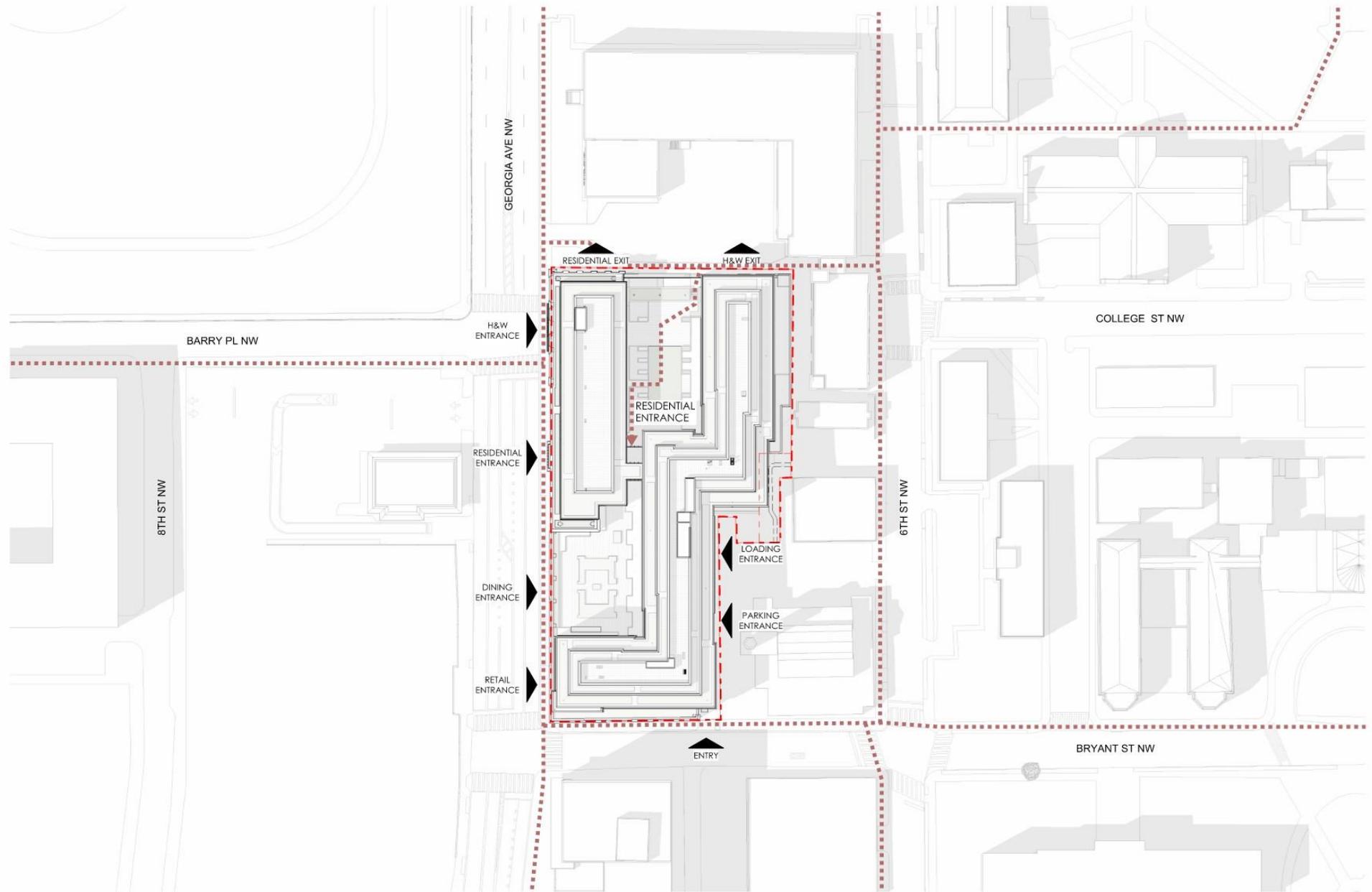


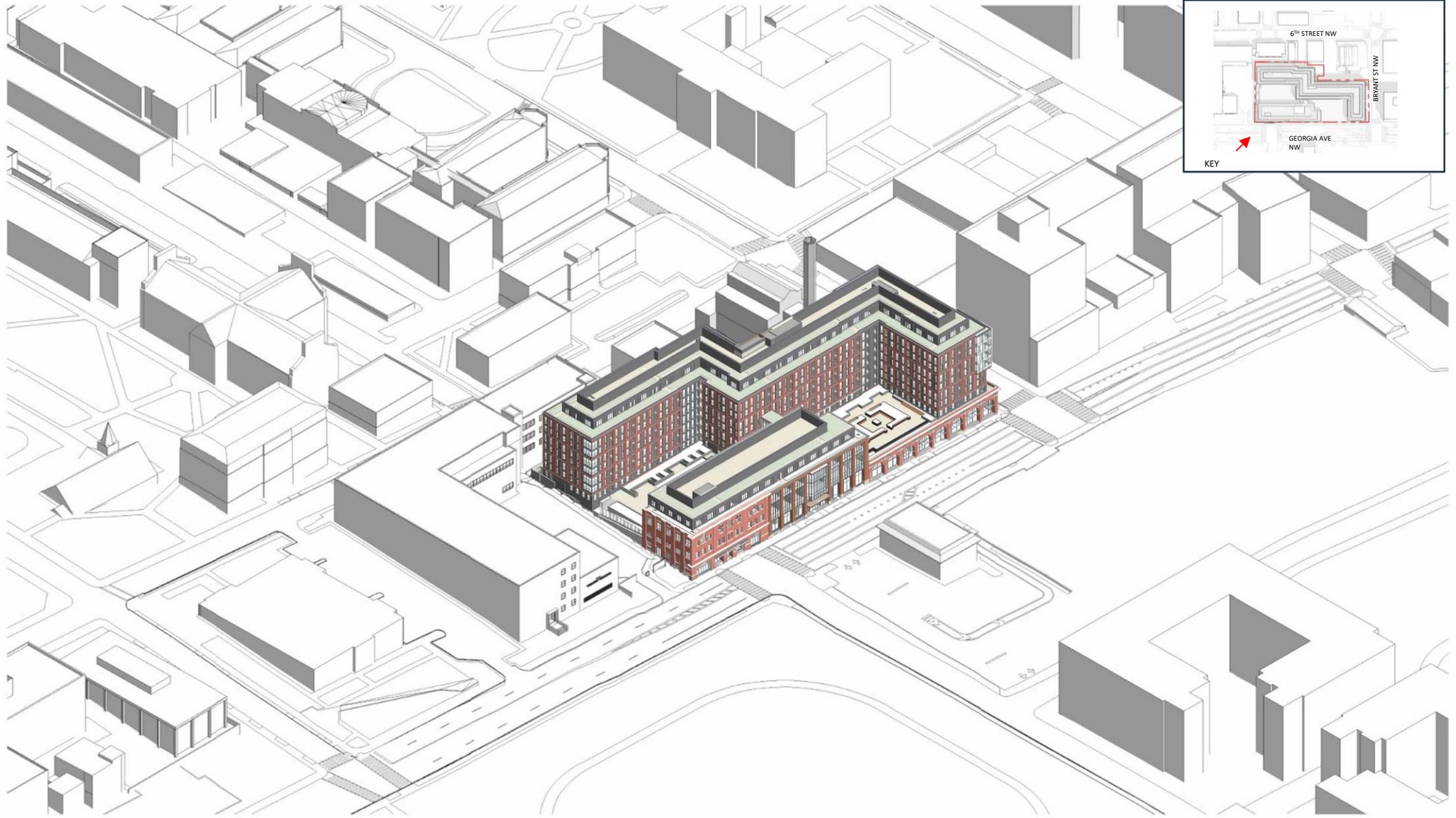
EXISTING FACADE TO
REMAIN (GEORGIA AVE
& BRYANT ST)

REMOVE SECOND
FLOOR MASSING
(NON-ORIGINAL ADDITION)

NEW INFILL FACADE

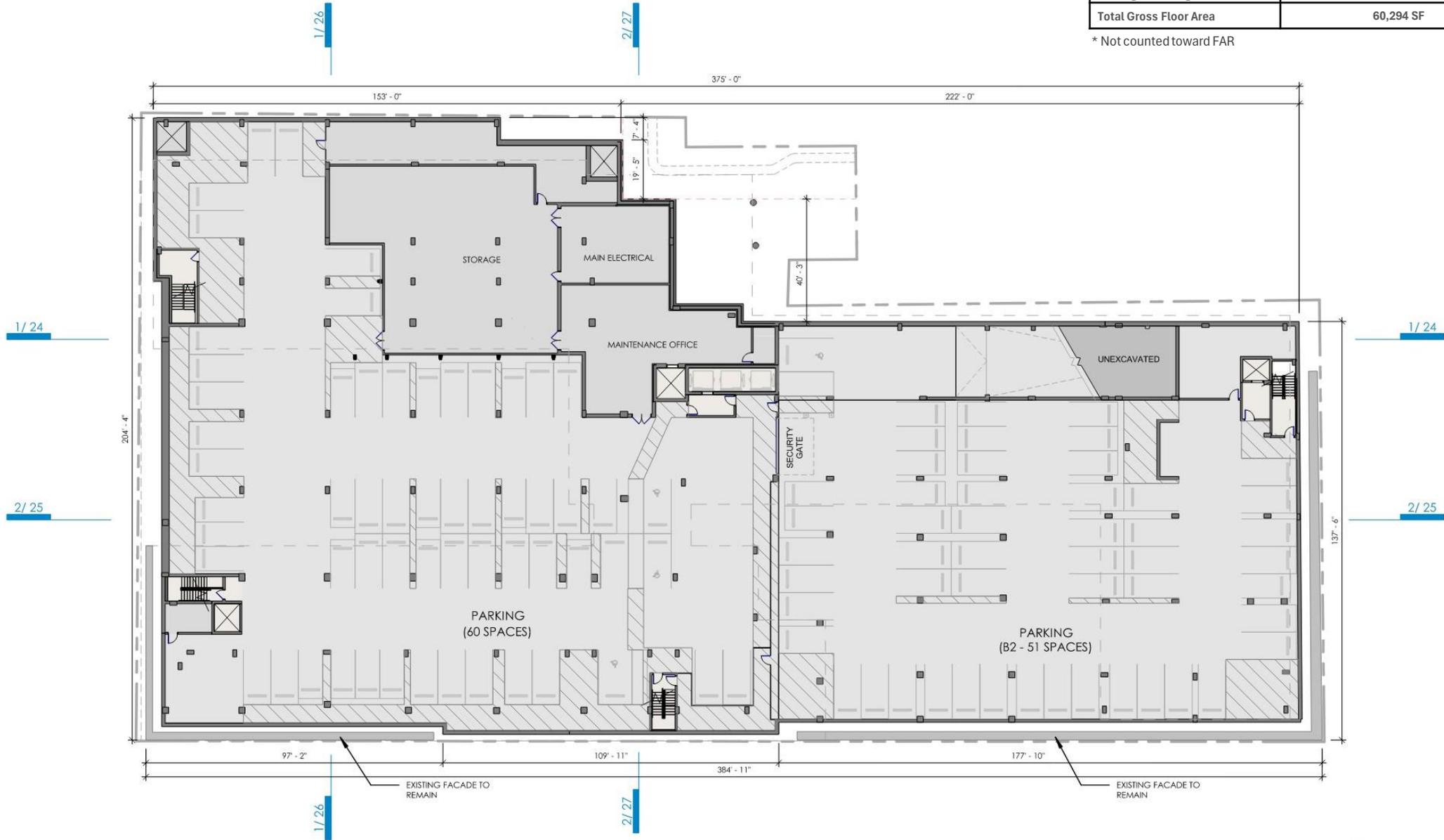
EXISTING FACADE TO
REMAIN (GEORGIA AVE
& NORTH FAÇADE)





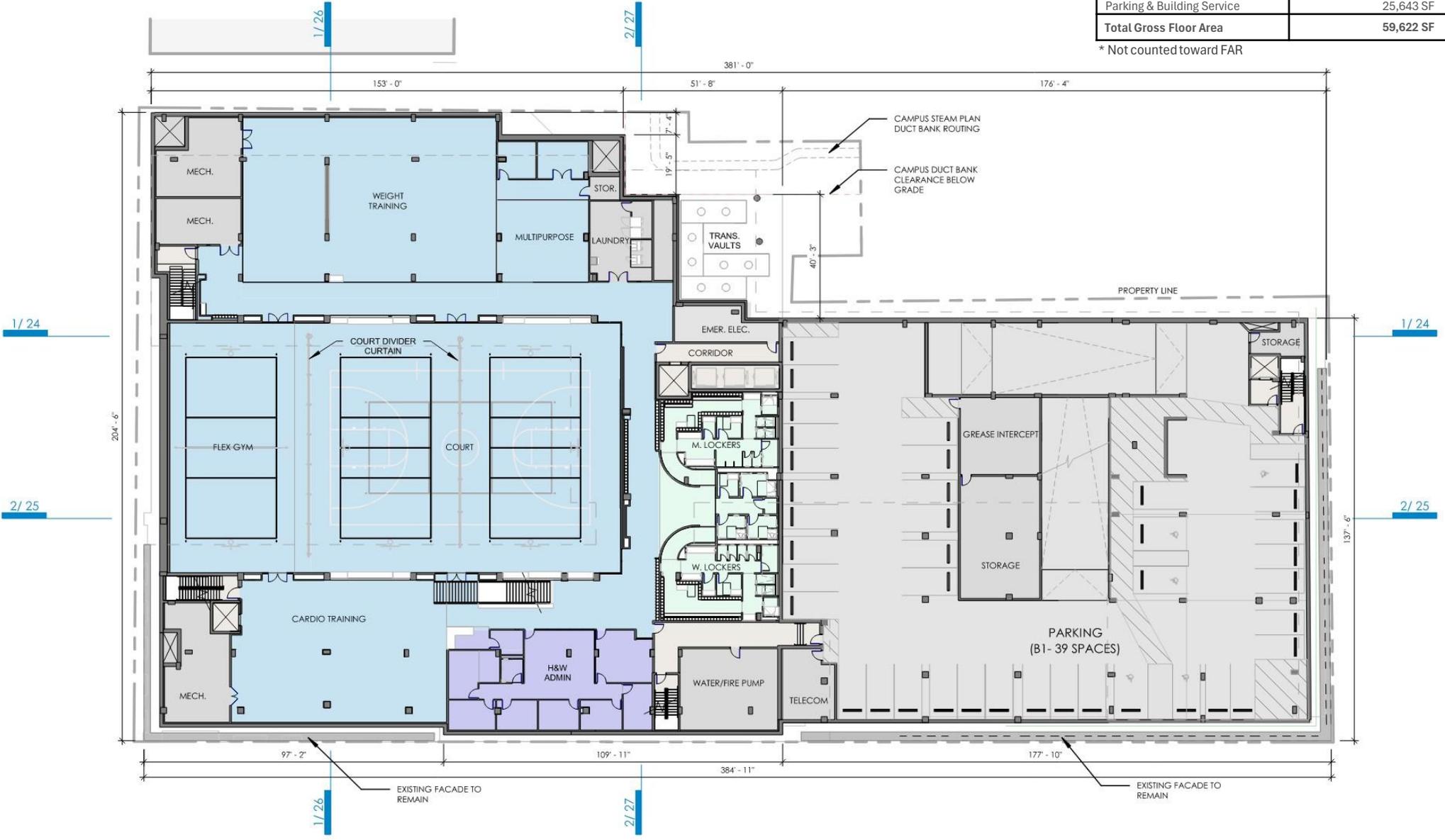
Program Areas - Gross Floor Area*	
Parking & Building Service	60,294 SF
Total Gross Floor Area	60,294 SF

* Not counted toward FAR

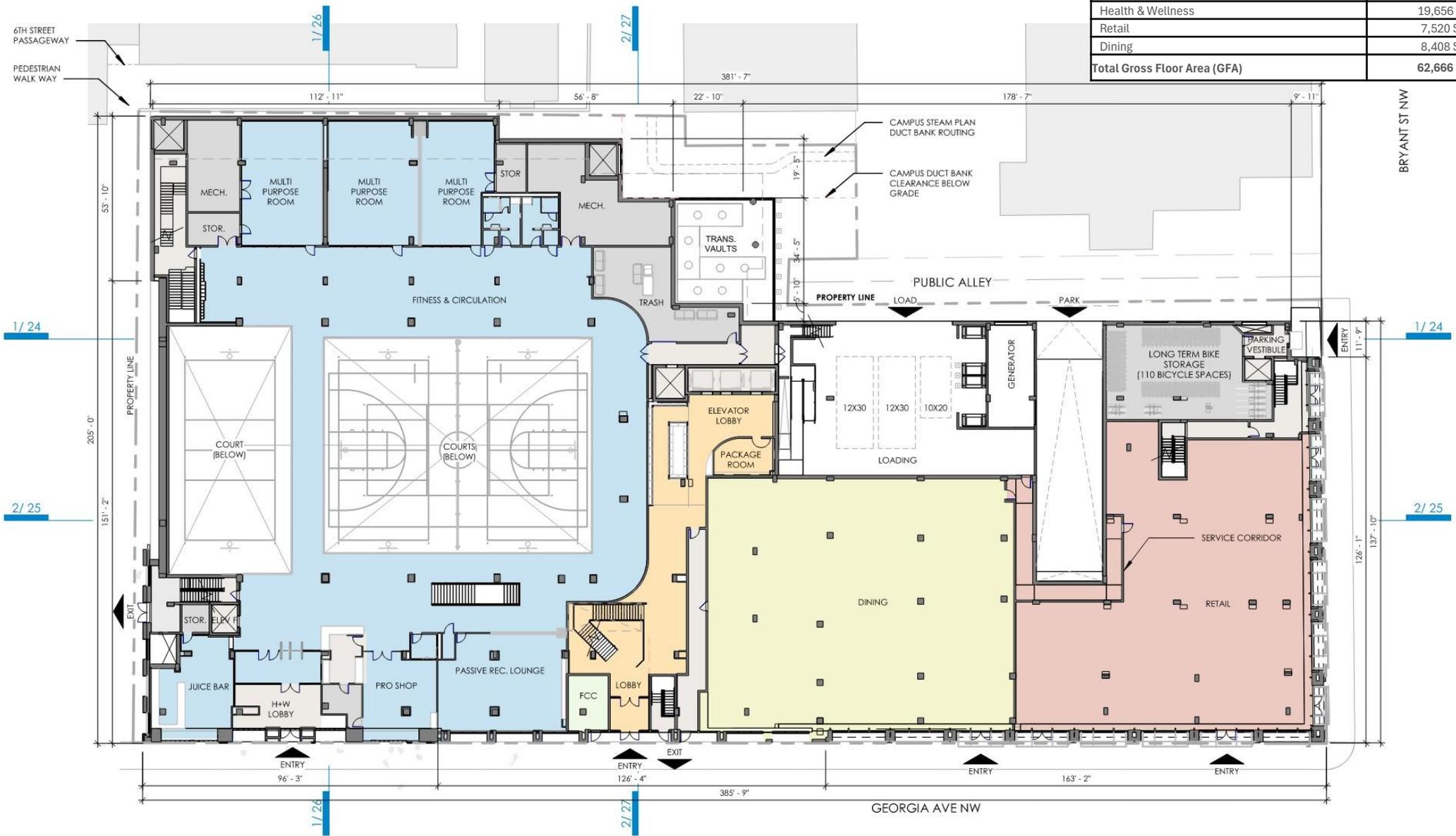


Program Areas - Gross Floor Area*	
Health & Wellness	33,979 SF
Parking & Building Service	25,643 SF
Total Gross Floor Area	59,622 SF

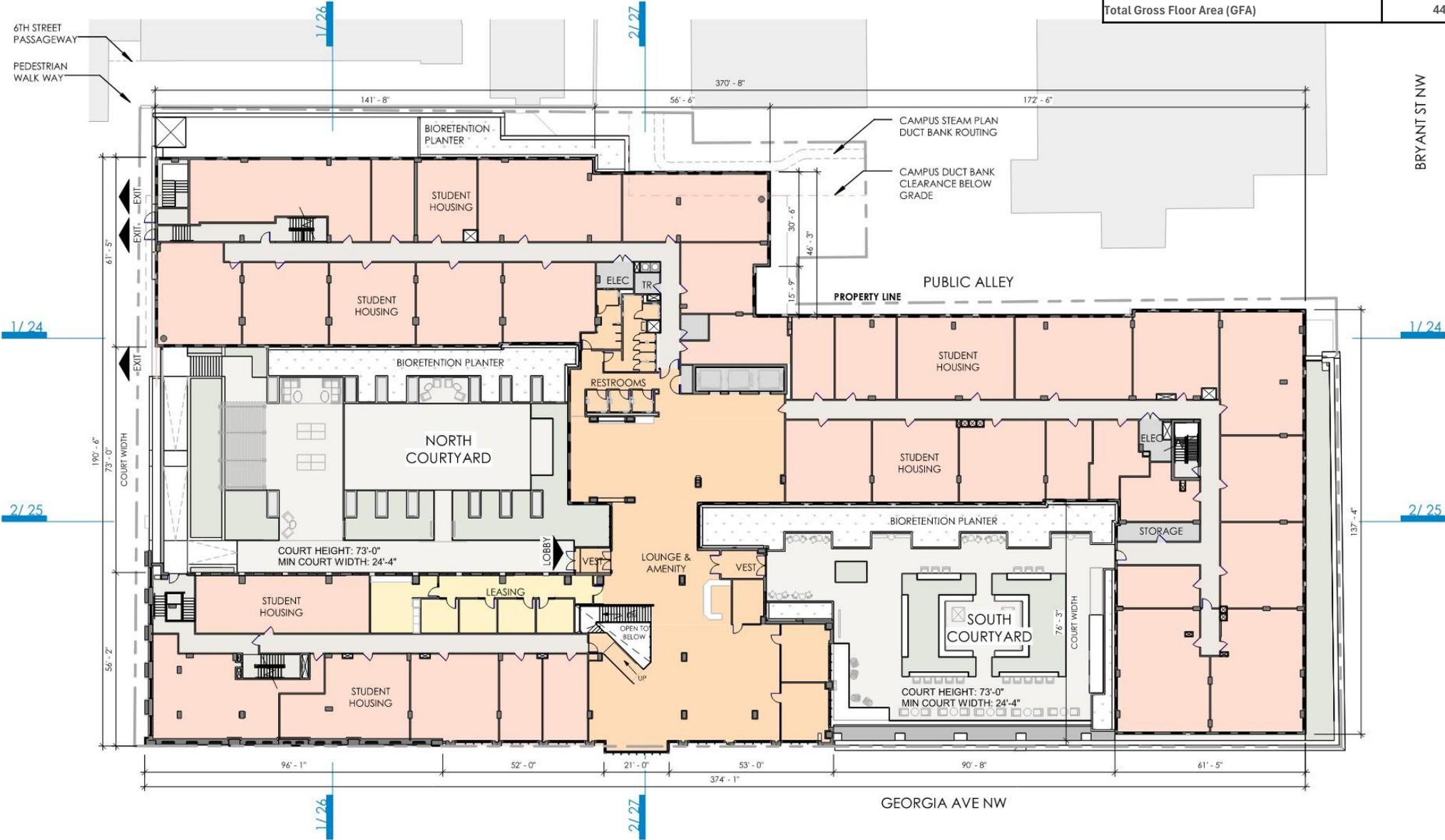
* Not counted toward FAR

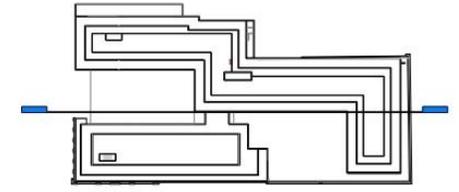
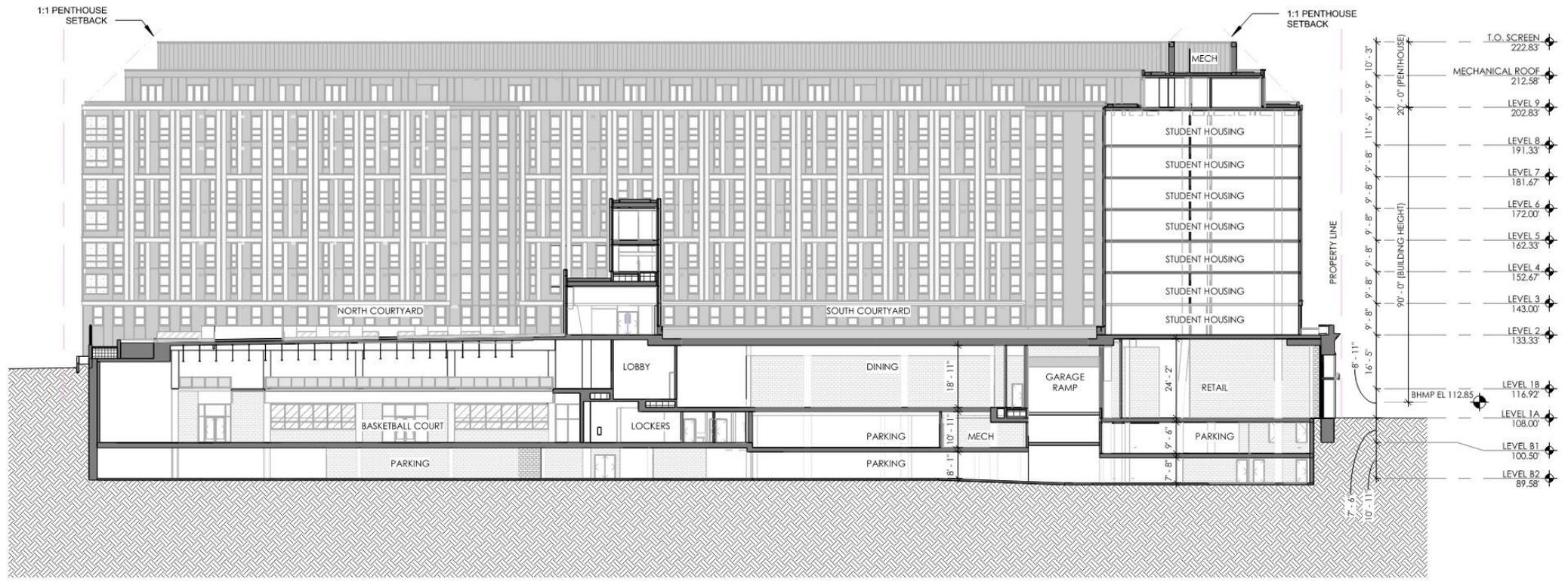


Program Areas - Gross Floor Area (GFA)	
Student Housing	27,082 SF
Health & Wellness	19,656 SF
Retail	7,520 SF
Dining	8,408 SF
Total Gross Floor Area (GFA)	62,666 SF



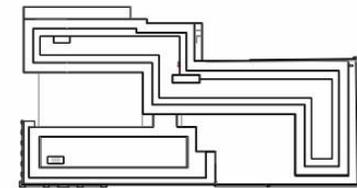
Program Areas - Gross Floor Area (GFA)	
Student Housing	44,672 SF
Total Gross Floor Area (GFA)	44,672 SF





SCALE: 1" = 30'-0"

NORTH / SOUTH BUILDING SECTION - 01 |



SCALE: 1" = 30'-0"



HOWARD UNIVERSITY

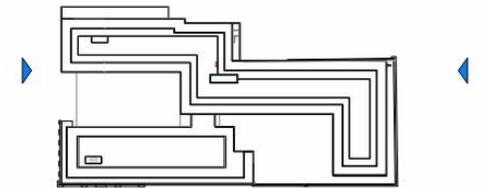
GREYSTAR

WDG



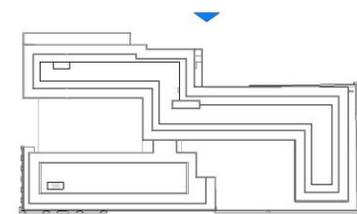
Moody Nolan

BUILDING ELEVATION - WEST | GEORGIA AVENUE |



SCALE: 1" = 30'-0"

BUILDING ELEVATION - NORTH & SOUTH |















EXTENSIVE GREEN ROOF



RAISED PLANTERS



CASUAL SEATING



ARCHITECTURAL SCREEN PANEL



FLEXIBLE LAWN



LOUNGE SEATING



INTEGRATED SEATING



SHADE STRUCTURE



HOWARD UNIVERSITY



GREYSTAR

WDG



Moody Nolan



SCALE: 1" = 40'-0"

LANDSCAPE PLAN | 38

Site Location

Metrorail (Green Line)

- U Street/African-American Civil War Memorial/Cardozo Station and Shaw-Howard University Station (within 1/2 mile)

Bus

- Metrobus Major Routes: C53, D4X
- Bus-only lanes on Georgia Avenue NW
- Future Bus Priority Projects on U Street NW and 14th Street NW

Bicycle Facilities

- Protected Bicycle Lanes: Florida Avenue NW, 9th Street NW, and 5th Street NW
- Capital Bikeshare (seven (7) stations, 121 docks total) within 10-minute walk



Development Program Update

Plan Component	Wonder Plaza per 2020 CMP	Wonder Plaza per FP Plans
Student Housing	NA	281,696 sf
Health and Wellness	NA	19,656 sf
Dining	NA	8,408 sf
Retail	60,000 sf	7,520 sf
Vehicular Parking	Max 300 spaces	150 spaces
Bicycle Parking	Meet ZR16 minimum requirements	110 long-term spaces, 32 short-term spaces, as well as a minimum of six (6) showers and 29 lockers
Loading Facilities	NA	Two (2) 12'x30' loading berths with 200 SF platforms and one (1) 10'x20' service/delivery space
Vehicular/Loading Access	No vehicular/loading access along Georgia Avenue NW	Vehicular/loading access proposed via public alley accessible from Bryant Street NW

Access, Circulation, and Parking

Access

- Vehicular and loading access via public alley east of the building, which will be widened from 15 feet to 20 feet
 - Existing curb cut on Bryant Street NW to be closed
- Pedestrian access to student housing use via Georgia Avenue NW; access to retail use via Georgia Avenue NW and Bryant Street NW
- Long-term bike parking accessed via Bryant Street NW, short-term bike parking located along Georgia Avenue NW and Bryant Street NW

Vehicular Parking

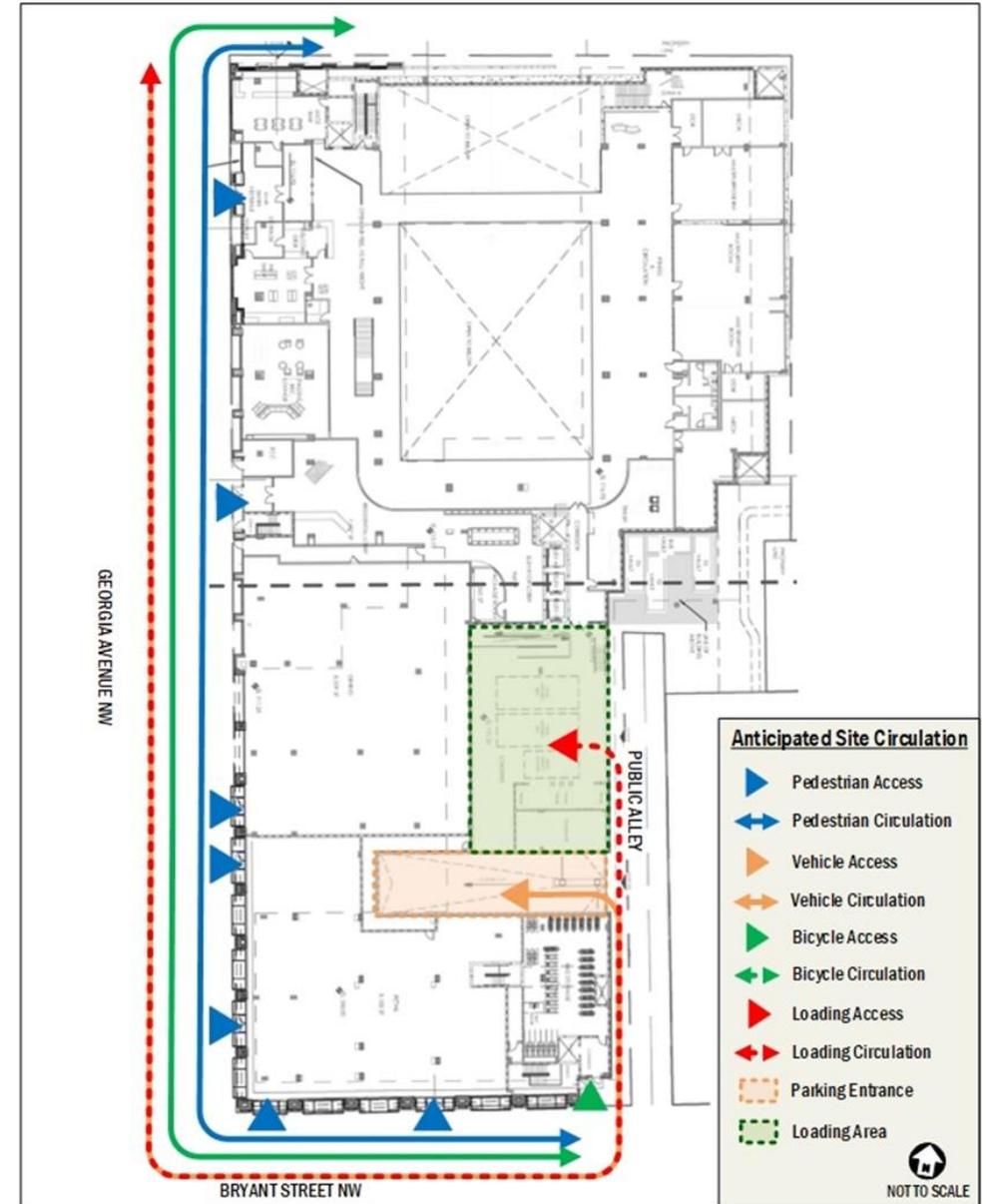
- 150 parking spaces in below-grade garage
 - Parking requirement determined by approved CMP
 - CMP anticipated maximum 300 spaces

Loading

- Two (2) 12'X30' loading berths and one (1) 10'X20' service delivery space
 - Consistent with approved CMP

Bicycle Facilities

- Long-Term: 110 spaces (42 required)
- Short-Term: 32 spaces (100 required)
 - Requesting relief from short-term parking due to space constraints along site frontage and to better align with transportation demand of project



Transportation Demand Management Plan

- Campus-wide TDM Plan developed in 2020 CMP
- Building-specific TDM Plan
 - TDM marketing program
 - Transportation Coordinator to submit documentation of compliance to TDM Plan
 - Significantly exceed long-term bicycle parking requirement
 - Maintain existing bus routes and stops during construction

DDOT Coordination

Comprehensive Transportation Review

- Multimodal assessment performed
- Scoping document submitted January 24, 2025
- Scoping document finalized on December 22, 2025
- Transportation Statement submitted on December 18, 2025

DDOT has no objection to the approval of the application with the following conditions:

- Implementation of TDM plan as included in Transportation Statement – **Agree**
- No building above or below widened alley – **Cannot be met; DDOT agrees to removal of condition**
- Request of access easement for the alley widening – **Agree to coordinate during Public Space permitting**

Applicant will engage in continued coordination with DDOT as part of Public Space permitting.



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