

MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: Maxine Brown-Roberts, Development Review Specialist
JLS
 Jennifer Steingasser, Deputy Director, Development, Design and Preservation

DATE: October 10, 2025

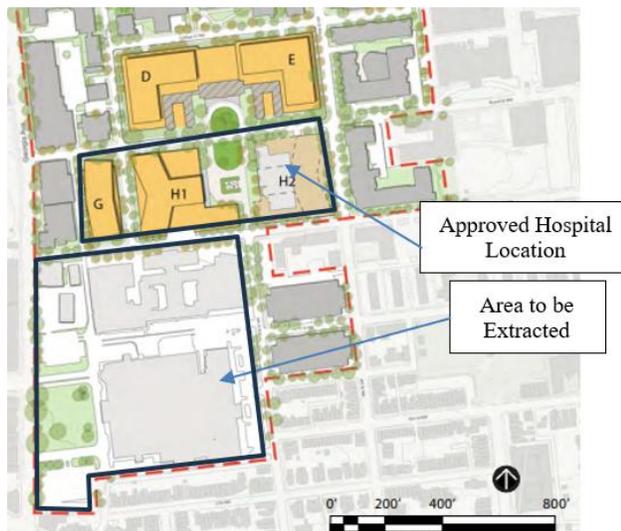
SUBJECT: ZC 20-08F: Amendment to 2020 -2030 Howard University Central Campus Master Plan

I. SUMMARY AND RECOMMENDATION

Howard University (University) submitted, pursuant to Subtitle X § 101.10, a special exception request to amend the boundary of the 2020-2030 Howard University Central Campus Plan (Campus Plan”) (ZC Order No. 20-08) by removing the Howard University Hospital and other buildings on the site at 2401 Georgia Ave. N.W. (Square 3075, Lot 807 and Square 3074, Lot 11). The Office of Planning (OP) recommends **approval** of the request to amend the approved campus plan boundary.

The extraction of the properties would enable the University to leverage funds that would bring to fruition, in the most expeditious manner, a matter-of-right, hospital and health complex and to meet the time commitment of having the new hospital open by 2029. The University has been working with the ANC-1E, ANC-1B and the LeDroit Park Citizen Association on the redevelopment plans for the site. Their commitment to minimize impacts on the adjacent neighborhoods has resulted in the University providing a [Declaration of Restrictive Covenants](#) at Exhibit 3C which include commitments to building setbacks and height transitions.

II. APPLICATION IN BRIEF



The University proposes to amend the boundary of the 2020-2030 Central Campus Plan (Attachment 1 – Campus Plan Map) by extracting the Howard hospital properties (Attachment 2). The area to be extracted occupies the entirety of Square 3075 and a smaller adjacent lot, Lot 11 in Square 3074. The property is bounded by W Street, N.W. on the north, Georgia Avenue, N.W. on the west, the U Street, N.W. east-west alley on the south, and 5th Street, N.W. on the east. The area is approximately 657,716 square feet or approximately 15 acres of land.

III. 2020-2030 CENTRAL CAMPUS PLAN

The Howard University 2020-2030 Central Campus Plan (Campus Plan) was approved by the Zoning Commission on April 29, 2021. 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 west of Georgia Avenue as shown on the Campus Plan Boundary Map.

The Campus Plan envisioned the university as “*embarking on a forward trajectory that positions Howard University as a model of excellence in academics, and operations.*” Its planning goals includes aligning its physical space to meet the priorities of enhanced academic excellence, inspire new knowledge, serve the community, improve efficiency and achieve financial sustainability.

The Campus Plan geographically concentrates the functions of the university on the campus with the southern portion of the campus dedicated to the health science functions and currently houses the Howard University hospital, the Student Health Center, the Sickie Cell Center, and the University’s Dental and Medical Schools.

Howard University Hospital and Medical Office Building

The Campus Plan envisioned relocating the hospital and the associated functions to a new, state-of-the-art, Howard University Hospital (a teaching hospital) and trauma center and a medical office building with doctor’s offices and outpatient clinic facilities. The uses were to be accommodated in Buildings G and HI on the Campus Plan Map (Attachment 2). The new facilities were envisioned to serve both the new health science center, the neighborhood and the District as a whole. The University also envisioned a second hospital building (H2) beyond the life of campus plan to provide additional clinical operations and beds if needed. The University has advised OP that with the relocation of the hospital and the office building from Buildings G, HI and H2, the University will return at a later date to amend the campus plan and identify the uses for those buildings.

The area to be extracted is located to the south of Buildings G, HI and H2 and is the location of the existing hospital. With the initially planned relocation of the hospital and associated buildings onto Buildings G and HI, the Campus Plan did not identify any specific uses for the existing hospital property but it was envisioned that the buildings would be demolished to making way for other development with the likelihood that the property would be extracted from the campus boundary and be redeveloped with other non-university uses.

IV. BACKGROUND

Since the approval of the Campus Plan, the University has done more detailed studies and coordinating with their development partners regarding the development and location of the new hospital and found that the area to house Buildings G, HI and H2 would not accommodate the hospital complex now being envisioned, their lack of Georgia Avenue frontage, the cost associated with demolition and construction and other issues. These factors were included in the determinants that has led to the University’s proposal to expand the new hospital complex in the area of the existing hospital. The University’s objective of providing a new state of the art hospital has not changed.

As part of the campus plan approval process, the area to be extracted was not assigned for any particular uses and it was envisioned that this area would be removed from the campus plan and used for other commercial and non-university uses. The University is proposing the extraction to accommodate development of a new hospital complex as a matter-of-right. The option to develop the property as a matter-of-right is due to a number of reasons:

1. The University has determined that the most expeditious avenue for achieving the redevelopment is to extract the property from the boundaries of the Campus Plan and allow the site to be redeveloped as a matter of right consistent with the recent zoning map amendment (Z.C. Order No. 24-01).
2. The extraction of the property from the campus plan gives the University the flexibility it needs to program and design the myriad components that will make up the new hospital complex which will require development in phases. Under the campus plan it would require having to return to the Zoning Commission for the detailed architectural review of each building and for any required modifications. These reviews could add substantial time to the development of the property and affect the targeted mid to late 2028 end of construction and 2029 occupancy for the new hospital. Development of the hospital complex as a matter-of-right would grant flexibility to make changes consistent with the Zoning Regulations when necessary and in a timely manner.
3. The project will require construction phasing and a complex array of financing and tax abatement details that will have their own requirements and may require amendments to the plans which could cause additional delays in the project.
4. The DUKE Small Area Plan and the Campus Plan calls for neighborhood serving retail and service uses fronting along Georgia Avenue. However, the Campus Plan restrictions in the Zoning Regulations could restrict the size and scope of these uses if it cannot be sufficiently demonstrated that the uses and size are related to the University's mission. Similarly, the planned Medical Office Building will include professional offices which may not be sufficiently related to the University's mission under these rules.
5. The hospital has a track record of working with the surrounding neighborhood residents, the ANCs and community organizations. Although the University is proposing a matter-of-right development, they and their development partners have begun meeting and working with the community to develop a project that will have minimal impact, particularly on adjacent neighbors during construction and through the daily operations of the uses. The Applicant at Exhibit 3C has provided a [Declaration of Restrictive Covenants](#) to address some of the concerns of the LeDroit Park Civic Association and puts restriction on building setbacks and building height transitions from adjacent residential uses. The University is also working to address parking and loading, emergency vehicle access, noise, lighting and other concerns of the ANC, neighbors and the LeDroit Park Civic Association.

V. CAMPUS PLAN REVIEW STANDARDS

Subtitle X § 101.1 allows college or university uses as a special exception. Subtitle X § 101.2 to § 101.16 outlines the standards by which the application should be assessed if applicable. In this case, only §§ 101.4 and 101.14 are relevant.

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.*

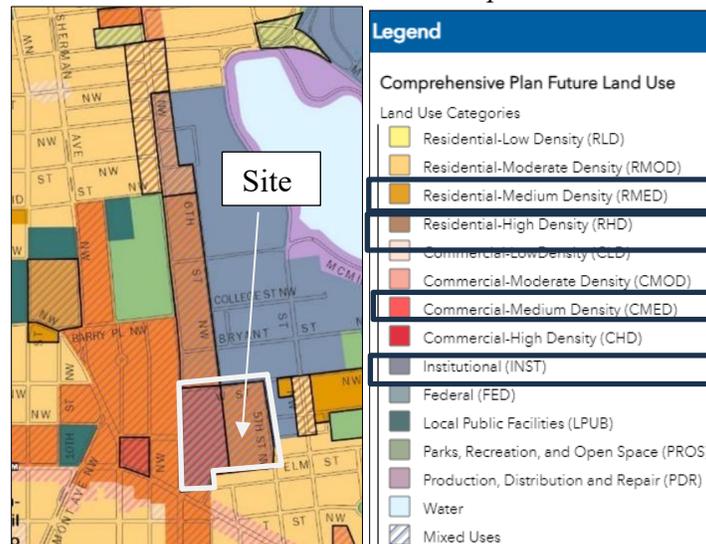
101.14 *Approval of a campus plan shall be based on the determination by the Zoning Commission that the application will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps, and will not tend to affect adversely the use of neighboring property, in accordance with the Zoning Regulations and Zoning Maps, subject to the special conditions specified in this section.*

The subject site was envisioned by the Campus Plan to be developed with commercial and other uses not exclusively or directly related the educational mission of the University. Removal of the property from the campus plan boundary would allow for a development that is not in conflict with the requirement of Subtitle X §101.4. In ZC Order 09-08 and subsequent amendments, it was found that the Campus Plan was not inconsistent with the requirements of Subtitle X §101.14. As demonstrated below, the removal of the property from the campus plan boundaries will facilitate timely redevelopment of the property.

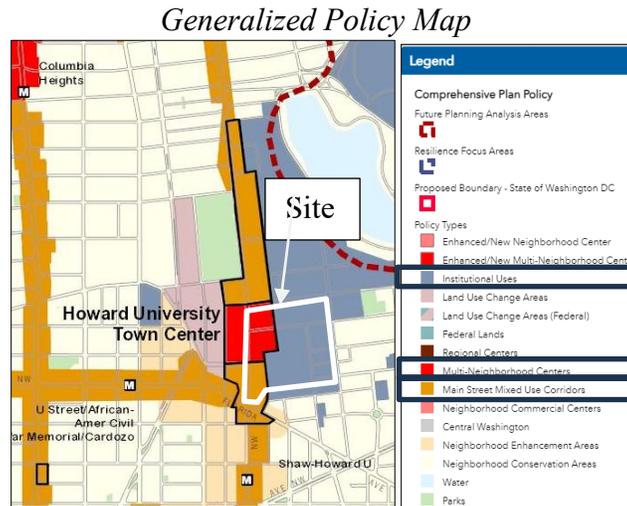
VI. COMPREHENSIVE PLAN LAND USE MAPS

The 2021 Comprehensive Plan, Future Land Use Map identifies the western portion the site along Georgia Avenue, NW for mixed use: medium density commercial / high density residential / institutional uses while the eastern or rear portion of the site is recommended for mixed use: medium density commercial / medium density residential / institutional uses.

Future Land Use Map



The 2021 Comprehensive Plan, Generalized Policy Map identifies the properties for institutional uses / Multi-Neighborhood Center / Main Street Mixed Use Corridors uses.



The proposed extraction would not be inconsistent with the recommendations of the Future Land Use and Generalized Policy Maps.

VII. ANALYSIS THROUGH A RACIAL EQUITY LENS AND THE ZONING COMMISSION’S RACIAL EQUITY TOOL

Quoting from Howard University’s website:

Howard ranks among the highest producers of the nation's Black professionals in medicine, dentistry, pharmacy, engineering, nursing, architecture, religion, law, music, social work and education. The University has long held a commitment to the study of disadvantaged persons in American society and throughout the world.

The goal is the elimination of inequities related to race, color, social, economic and political circumstances. As the only truly comprehensive predominantly Black university, Howard is one of the major engines of change in our society. Through its traditional and cutting-edge academic programs, the University seeks to improve the circumstances of all people in the search for peace and justice on earth.

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 Commission’s four-part Racial Equity Tool outlines information to be provided to assist in the evaluation of zoning actions through a racial equity lens. While it can be difficult to assess the actual impact that would result from the extraction and any development on these site, the potential impacts of new development that would result from the extraction and future redevelopment can be assessed, on the assumption that development consistent with permissions of the matter-of-right zones would, at some point, be done.

Racial Equity Tool Part 1 - Comprehensive Plan Policies

In the context of zoning, certain priorities of equity are explicit throughout the Comprehensive Plan. Below is an outline of Comprehensive Plan policies relative to the proposal which, when viewed through a racial equity lens, provides the framework for evaluating the proposed extraction.

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

Land Use Element

The proposed extraction would facilitate the redevelopment of underutilized land with a new hospital complex and a mix of university, neighborhood-serving and Citywide uses. The redevelopment would help to create a vibrant corridor experience that would enhance the surrounding neighborhood and revitalize the lower Georgia Avenue, NW corridor.

Transportation Element

The Howard University Campus Plan incorporates many of the goals and policies of the Transportation Element which the University has committed to implement even though the property would be outside of the campus plan boundary. Movements related to buses, vehicles, emergency vehicles and bicycle would be assessed as part of any redevelopment. As this would be an area of active uses, improvements to facilitate pedestrian movements and streetscape improvements would also be implemented to enhance the walkability of the area and discourage auto-orientated uses. Given that the properties are located along a major transit corridor near various forms of public transit, future redevelopment would provide increased access to neighborhood-serving commercial uses and institutional uses within the surrounding area.

Environmental Protection Element

With any future development or redevelopments of the properties, there is a requirement to comply with the Green Building Act, the District's storm water management regulations, and would be consistent with the Sustainable DC Plan in addition to any other requirements by the Department of Energy and the Environment (DOEE). The buildings would be required to incorporate energy efficient systems to reduce energy use and provide alternative energy sources to contribute to the District's energy efficiency goals. Redevelopment of the properties would also include new landscaping and environmentally friendly enhancements to the adjoining streetscape and would meet the City's Environmental Protection goals.

Economic Development Element

The proposed amendment has the potential to provide new retail, office and service opportunities in a transit-accessible area. Additional office space could allow for the expansion of healthcare and research uses associated with the university. The map amendment has the potential to create significant retail and service space to support the needs of the university and residents in the area. Furthermore, future uses can support institutional growth and programs associated with the university and also assist in revitalizing the Georgia Avenue corridor.

Educational Facilities

The extraction would facilitate a new, state-of-the-art hospital that would also be a teaching hospital to expand diversity in medical personnel to serve the neighborhood as well as the City.

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

The following policies would not be advanced by the proposed extraction and anticipated redevelopment but could be mitigated:

LU-2.1.4: Rehabilitation Before Demolition

The Applicant envisions that the existing buildings within the area of the extraction would be demolished because of their age, deterioration, and structural challenges. Adaptive reuse can also be economically unviable when the cost of renovating a building exceeds the cost of new construction to bring it up to current code and make structural modifications. Policies which encourage revitalization through replacement buildings include:

- *MC-2.1.1: Revitalization of Lower Georgia Avenue NW;*
- *LU-1.5.1: Infill Development;*
- *LU-2.2.4: Neighborhood Beautification; and*
- *E-3.2.7: Energy-Efficiency Building and Site Planning.*

Mid-City Area Element

The relevant policies of the Comprehensive Plan, Mid-City Element, as they relate to the University are outlined below.

Policy MC-2.1.1: Revitalization of Lower Georgia Avenue

“Encourage continued revitalization of the Lower Georgia Avenue corridor. Georgia Avenue 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.” 2011.5

The Campus Plan amendment would enable the university to leveraged the site for university and private development that would enable the revitalization that has begun on Lower Georgia Avenue area including the hospital complex including ground floor retail, offices and other active uses.

Policy MC-2.1.4: Howard University

“Encourage and strongly support continued relationship-building between Howard University and the 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.”2011.8

The University, through the Howard University Community Association, has been working with the adjacent neighborhoods and has gotten support from the ANC and other community associations to remove the properties from the campus boundary to facilitate the redevelopment of the site for a new, state of the art hospital complex and other uses and to facilitate the improved health care services for the area and the City and the continued revitalization of the area.

Additionally, the proposal would particularly further the following Mid-City Area Element policy objectives:

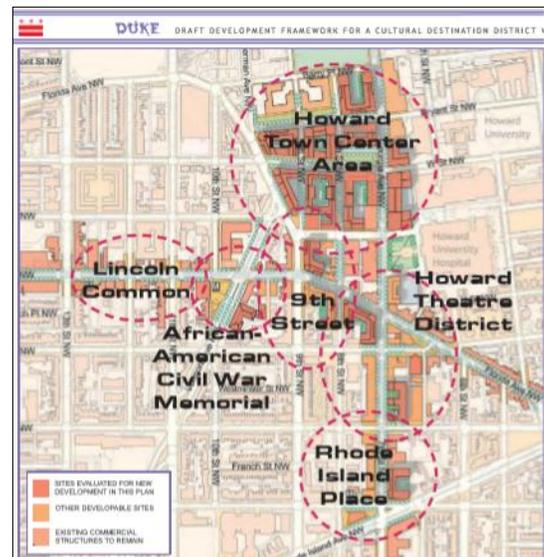
- *Policy MC-1.1.2: Directing Growth*
- *Policy MC-1.1.3: Infill and Rehabilitation*
- *Policy MC-1.1.4: Local Services and Small Businesses*

The proposed extraction would facilitate a development potential, which would enhance and support the economic vitality of the surrounding area. The redevelopment of properties fronting on the Georgia Avenue, NW would provide opportunities for the revitalization of the Lower Georgia Avenue area along with pedestrian and bicycle connections.

A portion of the area to be extracted is within the area recommended for the Howard Town Center to be developed with a mixed use development. Although the properties to be extracted would be devoted to medical, office and other uses would serve the needs of residents in the neighborhood as well as the City as a whole.

DUKE Small Area Plan

A portion of the property is within 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 direction to revitalize the neighborhood to achieve “*cohesive and memorable place with diverse subareas*”. The DUKE Plan recommends “*land use adjustments that can be implemented through amendments to the zoning map, planned unit developments, and amendments to the zoning text. This Plan provides additional guidance to the Zoning Commission as they consider zoning actions for the area.*” The DUKE Plan was approved and adopted prior to the most recent 2021 Comprehensive Plan update, and many of its policies and recommendations were adopted in the Mid-City Area Element.



As shown on the map, the DUKE Plan outlines six sub-areas and a portion of the subject properties fall within the Howard Theater District.

The Howard Theatre District is intended to “*be a vibrant center focused upon a revived Howard Theatre.*” This sub-district would “*complement and support a “complete” destination with restaurants, outdoor cafes/dining, intimate music clubs, bars, bookstores, art galleries, modest priced retail and other destination uses*” (page 14). The specific recommendations for buildings located at the northeast corner of Florida Avenue and Georgia Avenue include:

- *Demolish HU’s 125 bed site and allow mixed use development, including active ground floor retail, which complement other proposed destination uses and optimize density.*

The proposed extraction would allow for a mixed-use development that could include a new hospital and many of the uses recommended.

Racial Equity Tool Part 2 – Applicant/Petitioner Community Outreach and Engagement

The Applicant has verbally told OP that they have ongoing outreach to ANC-1B and ANC-1E and the LeDroit Park Community Association. The University has proffered a [Declaration of Restrictive Covenants](#) regarding the extracted site and its redevelopment and covers transition setbacks, transition heights, and an ambulance tunnel to mitigate noise, light, pollution and any other nuisance causing conditions on the LeDroit Park community.

Racial Equity Tool Part 3 – Mid-City Planning Area Data

Part 3 of the Racial Equity Tool asks for disaggregated data to assist the Commission in its evaluation of zoning actions through a racial equity lens. The area of the extraction is in the Mid City Planning Area as mapped in Chapter 20 of the Comprehensive Plan. The following tables compare the 2019-2023 American Community Survey data with data from the 2012-2016 period, available from [OP’s State Data Center](#). Each table below covers both 5-year periods and compares the data from the Mid-City planning area, in which the subject site is located, with District-wide data. Part 3 also asks if the planning area is on track to meet affordable housing goals.

Population by Race or Ethnicity

In the latest study period, 2019-2023, the Mid-City planning area was almost evenly split between the White population and other populations. The percentages of both White and Black populations have decreased from the 2012-2016 study period, with other minority groups increasing their share of the total population. The White population decreased from 52% to 49.86%; The Black population decreased from 32.6% to 24.5%, which is reflective of the District-wide trend during this period.

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

Race or Ethnicity	District 2012-16	District 2019-23	Mid-City 2012-16	Mid-City 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%

Median Income

The Mid-City planning area has a higher median income than the District as a whole, as evidenced by data from both the 2012-2016 and 2019-2023 survey periods. The planning area median income, however, increased faster than the citywide median, but these gains were not distributed evenly across racial groups. The median income of some groups saw significant increases, while other groups saw more modest gains, or, in the case of those identifying as American Indian and Alaskan Native, a decrease.

Table 2: Median Income Districtwide and in the Mid-City Area (2012-2016 and 2018-2022)

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

General Characteristics

Between 2012-2016, the unemployment rate in the Planning Area was at 6%, which was lower than the District at 8.7% (Table 3). Although the rate of both the District and the Planning Area fell in 2019-2023, the Planning Area’s unemployment rate at 3.6% remained well below that of the District as a whole.

The percentage of households that are housing-cost-burdened is lower than the citywide rate, and has decreased faster than the citywide rate between the study periods.

Table 3: General Characteristics of the Planning Area and District

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%

Median Age and Vulnerable Populations

The Mid-City planning area’s median age decreased slightly between the two study periods. It was slightly younger than the District’s median age in both study periods. When race is considered, the data shows that the Black residents were older than most of the other groups during the ten-year period. The Mid-City planning area had a similar or lower percentage of vulnerable residents than the District as a whole. Over the 10-year period, the number of residents 65 and older stayed nearly constant, as did the number of people who identified as disabled. In this planning area there are also

fewer people over 65, and fewer people under 18, than District-wide.

Table 4: Age/Vulnerable 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 5: 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

Housing Tenure

Fewer residents in the Mid-City planning area own their home than in the District as a whole – 38.3% compared to 41.4%. The homeownership rate in the planning area increased slightly between the two survey periods, similar to the District-wide trend. Black homeownership decreased by almost 10 percent in the planning area, although somewhat less than the citywide trend. Homeownership also decreased among several other racial groups.

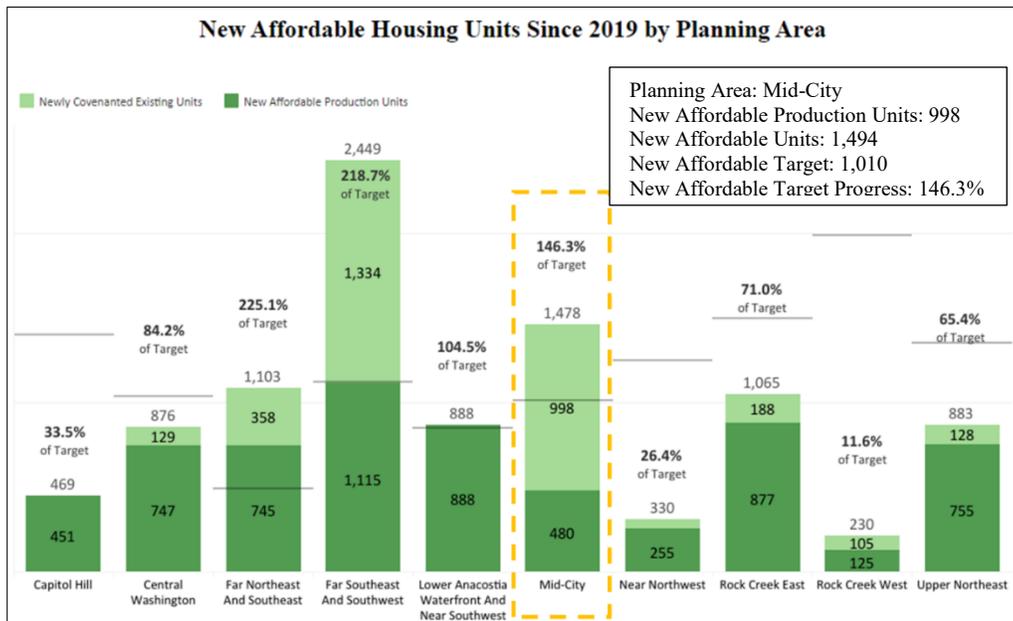
Table 6- Owner Occupied and Rental Households Districtwide and in the Planning Area

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%
	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%

Owners/ Renters		District 2012-2016	District 2019-2023	MC 2012-2016	MC 2019-2023
	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%

Progress Toward Meeting the Mayor’s 2025 Housing Equity Goals

The chart below, below, from the DMPED 36,000 by 2025 Dashboard, shows that the Mid-City Area is already at 146.3% of its 2025 affordable housing goal.



Racial Equity Tool 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 extraction would not result in physical displacement of residents as the majority of the area is within and governed by the Howard University Campus and does not include any residential use. The current hospital would remain operational during construction of the new hospital and other educational uses would be temporarily relocated on or off the campus
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.
Housing	Will the action result in changes to: <ul style="list-style-type: none"> ▪ Market Rate Housing ▪ Affordable Housing ▪ Replacement Housing 	At this time, the University is not proposing any residential use on the extracted property. However, the University has committed to providing market rate and affordable units on other university developments that are outside of the campus boundary.
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 	The extraction and future new development would result in improved streetscape and pedestrian realm in public space along Georgia Avenue and other cross streets. The non-university properties would be subject to similar reviews at the time of Building Permit.
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 extraction proposal would not limit access to jobs, healthcare or new services, as redevelopment of the properties with a hospital and other healthcare and research facilities, retail and other service uses, would provide job opportunities for residents of the neighborhood and the City.
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 University informed OP that they have made presentations on the proposed extraction but in particular on the proposed hospital complex to the Howard CAC whose members comprise several community organizations. In particular, they have had community outreach, coordination and presentations to ANC-1B, ANC-1E, and the LeDroit Park Civic Association relating to future redevelopment of the site. The Applicant will address how the architectural plans have changed in response to community input/priorities, some of which is documented in the Declaration of Restrictive Covenants at Exhibit 3C.

VII. SUMMARY OF PLANNING ANALYSIS

The Comprehensive Plan analysis indicates that extraction, on balance, would not be inconsistent with Comprehensive Plan. Specifically, the FLUM and Generalized Policy Map, the Mid-City

Element, the DUKE Plan and the Howard University Campus Plan supports envisioned redevelopment to allow for a new hospital complex with a mix of uses along a major transit corridor that would be allowed with the extraction from the campus plan.

It would also allow for the revitalization of this portion of lower portion of Georgia Avenue with improved landscaping and improvements to the public realm. The proposed extraction would be consistent with the District's and the University's desire to have a new, start of the art hospital to serve the University's needs as well as that of the neighborhood and the City.

VIII. COMMENTS OF OTHER DISTRICT AGENCIES

The Department of Transportation (DDOT) will submit a report under separate cover.

IX. ANC COMMENTS

The property is within ANC-1B and ANC-IE. At the time of this report, there are no submissions from the ANCs.

X. COMMUNITY COMMENTS

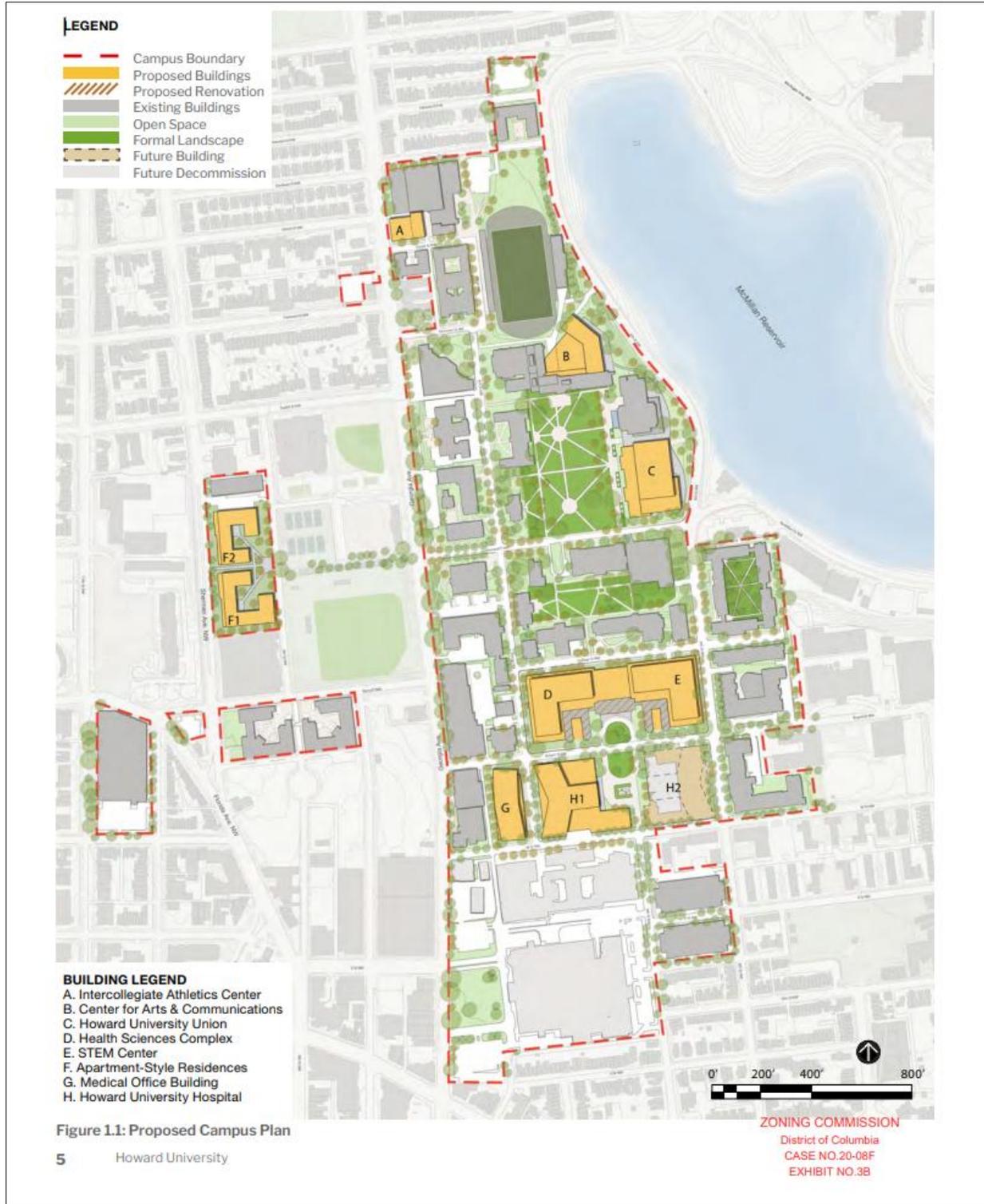
The University has engaged in discussions with neighboring residents and community association. At the time of this report there are no community comments in the record.

ATTACHMENTS

Attachment 1 - 2020-2030 Central Campus Plan Boundary

Attachment 2 – Area to be Extracted

Attachment 1 -- 2020-2030 Central Campus Plan Boundary



Attachment 2 – Area to be Extracted

