

Government of the District of Columbia

Department of Transportation



d. Planning and Sustainability Division

MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: Meredith Soniat
Acting Associate Director 

DATE: October 16, 2025

SUBJECT: ZC Case No. 20-08F – Howard Campus Plan Amendment and Further Processing

WAIVER REQUEST: DDOT is requesting a waiver of the *District of Columbia Municipal Regulations (DCMR)* Subtitle Z, § 101.9 to submit agency reports 10 days prior to the hearing.

APPLICATION

Howard University (the “Applicant”) requests an amendment to and further processing of its approved 2020-2030 Central Campus Plan (“Campus Plan”) to extract 2401 Georgia Ave. N.W. (Square 3075, Lot 807 and Square 3074, Lot 11) (the “Property”) from the Campus Plan boundaries, approximately 15 acres in area. The Campus Plan was initially approved by the Zoning Commission (ZC) in 2021 through ZC Order No. 20-08 for ten years, amended and modified in orders 20-08A, 20-08B, 20-08C, and 20-08E (20-08D was submitted but is on hold). The Property proposed for extraction was rezoned to MU-9B and MU-10 under Zoning Order No. 24-01, as part of a broader zoning map amendment for multiple Howard University properties, approved by the Zoning Commission on March 13, 2025.

SUMMARY OF DDOT REVIEW

The District Department of Transportation (DDOT) is committed to achieving an exceptional quality of life by encouraging sustainable travel practices, safer streets, and outstanding access to goods and services. To achieve this vision, DDOT works through the zoning process to ensure that impacts from new developments are manageable within and take advantage of the District’s multi-modal transportation network and, as necessary, propose mitigations that are commensurate with the action. After an extensive review of the case materials submitted by the Applicant, DDOT finds:

- The Applicant’s 10-year Campus Plan was approved by the ZC under Zoning Order No. 20-08 in 2021 included transportation commitments in a Transportation Demand Management (TDM) Plan based on the Applicant’s Comprehensive Transportation Review (CTR);
- The Property proposed for extraction was not affected by subsequent amendments or modifications to the Campus Plan approved by the ZC between 2021 and 2025;

- The Property was rezoned to MU-9B and MU-10 under Zoning Order No. 24-01 on March 13, 2025;
- The approved Campus Plan proposed relocating the Howard University Hospital from its current location (the Property) to another site on campus;
- Per the Applicant’s Statement ([Exhibit 3](#)), they now proposes to extract the Property to undertake a complete renovation of the hospital at its existing location with a new medical office building located along the Georgia Avenue frontage of the Property as well as the University’s medical school and new neighborhood serving retail and services on Georgia Avenue. The intent is to enable the hospital to develop as a matter of right; and
- The Applicant’s TDM Plan for the Campus Plan included provisions and commitments related to the hospital and the Property, intended to be subject to future further processing under the Campus Plan. If extracted, development of the hospital on the Property will no longer trigger ZC review under the recently approved zoning on the site. These commitments include:
 - Preparing a CTR for the hospital site.
 - Establishing a maximum parking supply of 3,580 spaces (inclusive of the hospital)
 - Coordinating with DDOT and WMATA to improve, pay for, and install bus shelter improvements across campus for any new building.
 - Providing space and funding for a 19-dock Capital Bikeshare station on the south of campus as a part of the first hospital related parcel to develop.
 - Enhancing connectivity through the Property both east-west and north-south, including any necessary nearby signal modifications to accommodate changes to hospital access and mitigate traffic from parking facilities.
 - Implementing public space improvements, specifically enhancing sub-standard sidewalk widths along adjacent public rights-of-way.
- A CTR will be required for the new hospital building and other developments on the Property if extracted from the Campus Plan.

RECOMMENDATION

DDOT has no objection to the approval of this Campus Plan amendment with the following condition included in the Zoning Order:

- The TDM Plan for the Howard University Campus Plan will be revised to reflect the extracted Property, reducing the parking cap accordingly while ensuring commitments and mitigations related to the hospital and other university program situated on the extracted Property are delivered and accounted for, even if on sites no longer within the Campus Plan boundary.

STREETScape AND PUBLIC REALM

DDOT’s lack of objection to this application should not be viewed as an approval of the public realm design. If any future elements of the project are proposed within District-owned right-of-way, the Applicant will be required to pursue a public space construction permit.

The following public space comments should be addressed during the public space permitting process:

- All vehicular site access to the site, as well as loading facilities and trash pick-up, must be via the existing curb cuts and occur through head-in and head out movements across public space; and

- DDOT will not support new curb cuts to the Property from Georgia Avenue NW and expects the Applicant to provide internal access across and within the Property with new public or publicly-accessible private streets and alleys with block lengths 400 feet or less.

DDOT expects the adjacent public realm to meet all District standards. The Applicant should refer to Titles 11, 12A, and 24 of the [DCMR](#), the most recent version of DDOT's [Design and Engineering Manual](#), and the [Public Realm Design Manual](#) for public space regulations and design guidance. A permit application can be filed through the DDOT [Transportation Online Permitting System](#) (TOPS) website.

HERITAGE AND SPECIAL TREES

According to the District's [Tree Size Estimator map](#), the property has no Heritage Trees and five (5) Special Trees, with four (4) additional Special and one (1) Heritage Trees in surrounding public rights of way. DDOT expects the Applicant to coordinate with the Ward 1 Arborist regarding the preservation and protection of existing Heritage, Special, and small street trees, as well as the planting of new street trees, in bioretention facilities or a typical expanded tree planting space, if proposed.

Heritage Trees have a circumference of 100 inches or more and are protected by the Tree Canopy Protection Amendment Act of 2016. With approval by the Mayor and DDOT's Urban Forestry Division (UFD), Heritage Trees might be permitted to be relocated. As such, the Applicant may be required to redesign the site plan to preserve the Non-Hazardous Heritage Trees. Special Trees are between 44 inches and 99.99 inches in circumference. Special Trees may be removed with a permit. However, if a Special Tree is designated to remain by UFD, a Tree Protection Plan (TPP) will be required.

MS:eo