

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Zoning Commission



ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
ZONING COMMISSION ORDER NO. 20-08F
Z.C. Case No. 20-08F
Howard University
(Amendment to Howard University Central Campus Plan)
October 20, 2025

Pursuant to notice, at its October 20, 2025 public hearing, the Zoning Commission for the District of Columbia (“Commission”) considered the application (“Application”) of Howard University (“Applicant” or “University”) for an amendment to Howard University’s 2020-2030 Central Campus Plan (the “Campus Plan”), which was approved in Z.C. Order No. 20-08 (the “Original Order”), as modified by Z.C. Order Nos. 20-08A, 20-08B, and 20-08C, 20-08D¹ and 20-08E, pursuant to Subtitle X § 101.1 (“Application”) to extract 2401 Georgia Avenue, N.W. (Square 3075, Lot 807 and Square 3074, Lot 11) (the “Property”) from the boundaries of the Campus Plan.

The Commission considered the Application pursuant to the Commission’s Rules of Practice and Procedures, which are codified in Subtitle Z of Title 11 of the District of Columbia Municipal Regulations (Zoning Regulations of 2016, the “Zoning Regulations,” to which all subsequent citations refer unless otherwise specified). For the reasons stated below, the Commission **APPROVES** the Application.

**** SUMMARY ORDER ****

I. BACKGROUND

1. Pursuant to Z.C. Order No. 20-08, effective April 8, 2022, the Commission approved the Campus Plan.
2. Pursuant to Z.C. Order Nos. 20-08A and 20-08B, effective April 29, 2022, and June 9, 2023, respectively, the Commission approved separate requests for special exception relief to permit interim university uses of various properties near the University.
3. Pursuant to Z.C. Order No. 20-08C, effective February 14, 2025, the Commission approved a modification to include the property at 2711 Georgia Avenue, N.W. within the boundaries of the Campus Plan.

¹ Z.C. Case 20-08D, a further processing application for approval to construct a student housing building, was filed on November 27, 2024; however, the public hearing for the case has not yet occurred and is currently scheduled to occur in February 2026. Accordingly, there is not a final order for Z.C. Case 20-08D.

4. In Z.C. Order No. 20-08E, effective January 16, 2026, the Commission approved an amendment and further processing to the Campus Plan to permit the temporary installation and use of modular units for classroom, lab and administrative office space on the University's Banneker parking lot located at 2345-2525 Sherman Avenue, N.W. for a period of five years.

Parties

5. Advisory Neighborhood Commissions ("ANCs") 1B and 1E, in which the Property is located, are both an "affected ANCs" and automatically parties to the Application.
6. The Commission received no requests for party status.

Notice

7. On February 14, 2025, the Applicant mailed a Notice of Intent to file the Application to ANC 1B and 1E as well as the owners of all property within 200 feet of the perimeter of the Property site (Ex. 3G).
8. On May 23, 2025, the Applicant served the Application on ANC1B and 1E² and the Office of Planning ("OP"), as attested to by the certificate of service included in the Application (Ex. 2).
9. On July 30, 2025, the Office of Zoning ("OZ") sent the notice of the October 20, 2025, virtual public hearing to:
 - The Applicant;
 - ANC 1B;
 - ANC 1E;
 - ANC Single Member Districts ("SMD") 1B03 and 1E06;
 - The Office of ANCs;
 - Councilmember Brianne Nadeau, the Ward 1 Councilmember, in whose Ward the Property is located;
 - The Chair and At-Large Members of the D.C. Council;
 - OP;
 - The Department of Buildings ("DOB");
 - The Department of Energy and the Environment ("DOEE");
 - The District Department of Transportation ("DDOT");
 - The Office of Zoning Legal Division ("OZLD"); and
 - The property owners within 200 feet of the Property site (Ex. 6-7).
10. OZ also published notice of the October 20, 2025, virtual public hearing in the August 8, 2025, issue of the *District of Columbia Register* (72 DCR 008630 *et seq.*) as well as on the calendar on OZ's website (Ex. 5).

² The Applicant also served the Application on Patrick Nelson, LeDroit Park Civic Association, and Pleasant Plains Civic Association, parties to the Original Order (Ex. 2).

11. The Applicant provided evidence that it had posted and maintained notice of the public hearing on the Property in compliance with Subtitle Z § 402 (Ex. 10 and 14).

II. THE APPLICATION

12. On May 23, 2025, the Applicant filed the Application requesting an amendment to the Campus Plan to extract the Property from the Campus Plan (Ex. 1-3H).
13. The Application stated that the Property occupies the entirety of Square 3075 and a smaller adjacent lot – Lot 11 in Square 3074. It 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. It includes approximately 657,716 square feet or approximately 15 acres of land (Ex. 3).
14. The Property is currently located within the boundaries of the Campus Plan in the southernmost section of the Central Campus. It is improved with the University’s hospital (“HUH”), Student Health Center, Sickle Cell Center, and the University’s Dental and Medical Schools (Ex. 3).
15. The Property was recently included in a map amendment filed by the University and approved by the Zoning Commission in Z.C. Order No. 24-01. The rezoning was from the PDR-3 and RA-2 zones to the MU-9B zone for the western portion of the Property and MU-10 for the eastern portion (Ex. 3).
16. A key objective of the Campus Plan is an updated and enhanced health sciences center including a new hospital. The University is proposing to achieve this objective through the extraction of the Property and matter-of-right development under the new MU-10 and MU-9B zoning (Ex. 3).
17. The Application states that the extraction is necessary for the University to maintain the flexibility it needs to develop the Property (Ex. 3).
18. Without extraction, further processing under the Campus Plan would be required. Further processing requires the submission and Zoning Commission approval of detailed architectural plans and strict adherence to them. Any significant modifications would have to go back through the same process. Further processing is unduly unwieldy in this instance because of the large size of the Property and its future development including the new hospital. Matter-of-right development is preferable because it allows for more design and implementation flexibility as well as expedited entitlement approvals (Ex. 3).

APPLICANT’S JUSTIFICATION

19. The Applicant asserted that the Application met the relevant requirements for amendment to the Campus Plan pursuant to Subtitle X § 101 because (Ex. 3):

- (a) The Application is not inconsistent with the relevant policies of the Citywide Elements of the Comprehensive Plan, including when viewed through a racial equity lens³ (*X § 101.12*); and
- (b) The proposed extraction is consistent with the general purpose and intent of the Zoning Regulations as it will permit timely redevelopment of the Property with a new, updated hospital and associated medical support facilities, and community support and recent agreements with the LeDroit Park Civic Association indicate no substantial adverse impact on neighboring properties (*X § 101.15*).

III. RESPONSES TO THE APPLICATION

OP

20. OP filed an October 10, 2025, report (the “OP Report”) that recommended approval of the Application, and found the Application to satisfy the relevant criteria of Subtitle X § 101. OP states that the extraction would enable the University to bring to fruition, in the most expeditious manner, a matter-of-right, hospital and to meet the time commitment of having the new hospital open by 2029. The OP Report observed the following:
- (a) 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 has negotiated 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 (Ex.11).
21. The OP Report concluded that the Application would not be inconsistent with the Comprehensive Plan and would have a neutral impact on racial equity⁴ (Ex. 11).

DDOT

22. DDOT filed an October 16, 2025 report stating no objection to the approval of the Application subject to the condition that: 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 (Ex. 12).

³ The Applicant provided a Racial Equity Analysis, consistent with the requirements of the Commission’s Racial Equity Tool and inclusive of a discussion of its Community Outreach and Engagement efforts regarding the Application (*See Ex. 3, pp. 5-7*).

⁴ The OP Report provided a Racial Equity Analysis, as required by the Commission’s Racial Equity Tool, inclusive of Disaggregated Race and Ethnicity data for the Mid-City Planning Area, in which the Property is located (*See Ex. 11, pp. 9-13*).

ANC

23. ANC 1B submitted an October 2, 2025, report stating that at its properly noticed public meeting on October 9, 2025, with a quorum present, the ANC voted 9-0-0 to support the Application (Ex. 13). The ANC report cited no issues and concerns.
24. ANC 1E did not submit a report.

CONCLUSIONS

1. Pursuant to the authority granted by the Zoning Act, approved June 20, 1938 (D.C. Official Code § 6-641.01), the Commission may approve an application for education use by a college or university as a special exception, including amendment to an existing campus plan consistent with the requirements set forth in Subtitle X § 101, Subtitle X Chapter 9, and Subtitle Z § 302. The Commission concludes that the Applicant has met the burden of proof and the Application satisfies the special exception standards for the requested amendment to the Campus.

“GREAT WEIGHT” TO THE RECOMMENDATIONS OF OP

2. The Commission must give “great weight” to the recommendations of OP stated in the OP Report pursuant to § 5 of the Office of Zoning Independence Act of 1990, effective September 20, 1990 (D.C. Law 8-163; D.C. Official Code § 6-623.04 (2018 Repl.) and Subtitle Z § 405.9). *Metropole Condo. Ass’n v. District of Columbia Bd. of Zoning Adjustment*, 141 A.3d 1079, 1087 (D.C. 2016).
3. The Commission finds persuasive OP’s recommendation that the Commission approve the Application and concurs in that judgment.

“GREAT WEIGHT” TO THE WRITTEN REPORT OF THE ANC

4. The Commission must give great weight to the issues and concerns raised in the written report of an affected ANC that was approved by the full ANC at a properly noticed public meeting pursuant to §13(d) of the Advisory Neighborhood Commissions Act of 1975, effective March 26, 1976 (D.C. Law 1-21; D.C. Official Code § 1-309.10(d) (2012 Repl.)) and Subtitle Z § 406.2. To satisfy the great weight requirement, the Commission must articulate with particularity and precision the reasons why an affected ANC does or does not offer persuasive advice under the circumstances. *Spring Valley-Wesley Heights Citizens Ass’n v. District of Columbia Zoning Comm’n*, 856 A.2d 1174, 1180 (D.C. 2004)). The District of Columbia Court of Appeals has interpreted the phrase “issues and concerns” to “encompass only legally relevant issues and concerns.” (*Wheeler v. District of Columbia Bd. of Zoning Adjustment*, 395 A.2d 85, 91 n.10 (D.C. 1978) (citation omitted)).
5. The Commission finds ANC 1B’s recommendation to approve the Application persuasive and concurs in that judgment. As noted, ANC 1E did not submit a report in response to the Application.

SUMMARY ORDER

6. Since no persons or parties appeared in opposition to the Application and one of the affected ANCs supported the Application along with the LeDroit Park Civic Association and a witness who testified during the public hearing, a decision by the Commission to grant this Application would not be adverse to any party (Ex. 13, 15-16). Therefore, pursuant to Subtitle Z § 604.7, the Commission authorized a summary order in this case and determined it may waive the requirement that findings of fact and conclusions of law accompany the Order because such waiver will not prejudice the rights of any party.

DECISION

In consideration of the record and the reasons stated herein, the Commission concludes that the Applicant has satisfied its burden of proof and therefore APPROVES the Application for an amendment to the Campus Plan to extract 2401 Georgia Avenue, N.W. (Square 3075, Lot 807 and Square 3074, Lot 11) from the boundaries of the Campus Plan. The conditions of Z.C. Order No. 20-08 are amended as stated below (new language is shown in **bold** and underlined text and deleted language is shown in **bold** and ~~strikethrough~~ text). All other conditions of Z.C. Order No. 20-08, as modified by Z.C. Orders 20-08A, 20-08B, 20-08C, and 20-08E remain unchanged and in effect.

- C. A campus plan amendment and/or further processing application should be submitted if the current site of the Howard University Hospital is proposed for reuse. **This has been accomplished via the extraction approved in Z.C. Order No. 20-08F.**

...

- E. The University shall maintain its goal of developing a total of 50-100 affordable housing units (above the IZ requirements) at 30%-60% AMI within the properties extracted from the 2011 Campus Plan pursuant to Z.C. Order No. 11-15F, the 2020 Central Campus Plan Boundaries and/or other Howard University properties as conditioned in ZC Order 11-15F.

- 1) The University shall form a subcommittee within the CAC to monitor and review the progress of the goal of meeting the affordable housing commitment and mitigating the negative effects of the changing demographics in the surrounding neighborhood related to the University's activities;
- 2) Green space displaced by the new Hospital will be replaced with enhancements to green space east of the Stokes Library, during Phase 1 (first 5 years). Should the latter site be developed, the aforementioned green space shall be replaced elsewhere in proximity to LeDroit Park. **Condition E.2. shall apply to any future development on Campus Master Plan parcels H1 and H2. ; and-**
- 3) ~~The University will reconfigure the ambulance access to the proposed new hospital to ensure that such access is direct from Georgia Avenue, N.W. This includes the reconfiguration of both Bryant and W Streets, N.W. to proposed two-way orientation.~~

...

F. The University shall comply with the following DDOT requirements:

1) Transportation Management Plan (“TDM”) Requirements:

- (a) The University will continue to increase student and staff parking permit rates to help deter single-occupant driver parking and raise revenue for TDM programs;
- (b) The University will unbundle non-University tenant parking by raising the monthly visitor parking permit rate to \$180;
- (c) The University will continue to prohibit freshman residents from parking vehicles on campus, with exceptions for those students who need a car for medical purposes or are in the Reserve Officers’ Training Corps;

...

(h) ~~The University Parcels G, H1, and H2~~ will coordinate with DDOT and WMATA to ~~improve, pay for, fund~~ and install bus shelter improvements ~~aeross campus~~ during Further Processing for ~~any new building the redevelopment,~~ or if DDOT determines that the TDM measures is found to be are insufficient, to be determined during the further processing applications. The new Howard University Hospital project⁵ will coordinate with DDOT and WMATA to fund and install bus shelter improvements during public space permitting for the redevelopment, or if DDOT determines that TDM measures are insufficient, to be determined during the public space permitting process;

...

(j) The new Howard University Hospital project will provide space for and fund ~~an additional two (2) one (1) additional~~ 19- dock Capital Bikeshare stations ~~near the hospital site, to be determined during public space permitting process on the central campus. One station is proposed be located somewhere on the southern part of campus near the new Howard University Hospital as a potential location. If this location is chosen, the University will fund the station as part of Further Processing for whichever of the hospital-related parcels (Parcels D, E, G, or H) is developed first. The second location is proposed to be located on Parcel C, with a specific location to be finalized during Parcel C’s Further Processing. If either station is located on private property, the University will enter into a Memorandum of Agreement with DDOT to ensure public access to the station and bicycles;~~

...

⁵ The new Howard University Hospital project refers to the matter-of-right development adjacent to the existing hospital on Georgia Avenue, N.W.

- (hh) Parcels G, H1, and H2 will provide a standalone TDM plan that incorporates site-specific TDM strategies. The specific TDM measures will be determined during the further processing applications. The new Howard University Hospital project will provide a standalone TDM plan that incorporates site specific
~~During further processing for each of the proposed buildings in the Campus Plan, the University will consider additional building-specific TDM strategies, measures including measures tailored for hospital patients, visitors, and staff, to be included in the public space application for DDOT to review specific TDM strategies for patients/visitors at the new hospital.~~

FINAL ACTION

VOTE (OCTOBER 20, 2025): 3-0-2

(Robert E. Miller, Gwen Wright, and Anthony J. Hood to approve; Tammy Stidham and Joseph Imamura, not present, not voting).

In accordance with the provisions of Subtitle Z § 604.9, this Order No. 20-08F shall become final and effective upon publication in the *District of Columbia Register*; that is, on April 24, 2026.

BY THE ORDER OF THE D.C. ZONING COMMISSION

A majority of the Commission members approved the issuance of this Order.



ANTHONY J. HOOD
CHAIRMAN
ZONING COMMISSION

SARA A. BARDIN
DIRECTOR
OFFICE OF ZONING

IN ACCORDANCE WITH THE D.C. HUMAN RIGHTS ACT OF 1977, AS AMENDED, D.C. OFFICIAL CODE § 2-1401.01 *ET SEQ.* (ACT), THE DISTRICT OF COLUMBIA DOES NOT DISCRIMINATE ON THE BASIS OF ACTUAL OR PERCEIVED: RACE, COLOR, RELIGION, NATIONAL ORIGIN, SEX, AGE, MARITAL STATUS, PERSONAL APPEARANCE, SEXUAL ORIENTATION, GENDER IDENTITY OR EXPRESSION, FAMILIAL STATUS, FAMILY RESPONSIBILITIES, MATRICULATION, POLITICAL AFFILIATION, GENETIC INFORMATION, DISABILITY, SOURCE OF INCOME, OR PLACE OF RESIDENCE OR BUSINESS. SEXUAL HARASSMENT IS A FORM OF SEX DISCRIMINATION WHICH IS PROHIBITED BY THE ACT. IN ADDITION, HARASSMENT BASED ON ANY OF THE ABOVE PROTECTED CATEGORIES IS PROHIBITED BY THE ACT. DISCRIMINATION IN VIOLATION OF THE ACT WILL NOT BE TOLERATED. VIOLATORS WILL BE SUBJECT TO DISCIPLINARY ACTION.