

# Holland & Knight

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November 27, 2024

## **VIA IZIS**

Zoning Commission  
for the District of Columbia  
441 4<sup>th</sup> Street, NW, Suite 210-S  
Washington, DC 20001

**Re: New Application for Further Processing  
Howard University 2020-2030 Central Campus Plan  
GS Development Services Northeast, LLC  
Wonder Plaza Site | 2301 Georgia Avenue, NW (Lot 44 in Square 3064)**

Dear Members of the Zoning Commission:

On behalf of GS Development Services NE, LLC (the “Applicant”), and as authorized by Howard University, the owner of property located at 2301 Georgia Avenue, NW (Lot 44 in Square 3064) (the “Property”), we are pleased to submit this application for further processing of the Howard University 2020-2030 Central Campus Plan (the “Campus Plan”). The subject application is filed pursuant to Subtitle X §§ 101 and 106.1 and Subtitle Z § 302 of the Zoning Regulations. Additionally, to enable the proposed development, the Applicant is requests special exception relief from (i) the plaza requirement in the MU-10 zone set forth in Subtitle G § 212.1; and (ii) the short-term bicycle parking requirement for education use (college / university) set forth in Subtitle C § 802.1.

The Commission’s approval will enable the redevelopment of the Property with a new mixed-use building that will consist of approximately 315,040 square feet of gross floor area (4.52 FAR) and be constructed to a maximum height of 90 feet. The proposed development program includes student housing (approximately 280 units), ground-floor retail, a student dining hall, and a comprehensive wellness center.

Please note that the Applicant's request and the proposed development of the Property presumes the Commission's approval of Z.C. Case No. 24-01, which is a petition to rezone the Property and several other parcels along the east side of Georgia Avenue to the MU-9B and MU-10 zones.<sup>1</sup> The public hearing for that case is scheduled for December 16, 2024. Accordingly, the Applicant requests that the Office of Zoning schedules the public hearing for this further processing application in May of 2025.

Upon submitting the application via IZIS, the Applicant will provide a check in the amount of \$3,250 for the requisite filing fee to the Office of Zoning under separate cover.

Thank you for your consideration of this matter.

Very truly yours,

HOLLAND & KNIGHT LLP

By: *Leila Batties*  
Leila M. Jackson Batties  
Christopher S. Cohen

Enclosures

Cc: Certificate of Service

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<sup>1</sup> The Property would be rezoned to the MU-10 zone.

**CERTIFICATE OF SERVICE**

*I hereby certify* that on November 27, 2024, a copy of the foregoing and the enclosed application materials were served by electronic mail on the following at the addresses listed below:

**DC Office of Planning**

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