

**Certificate of Notice**

*I hereby certify* that a written Notice of Intent (NOI) to file an application for further processing of the 2020-2030 Howard University Central Campus Plan, and specifically to redevelop the Wonder Plaza site located at 2301 Georgia Avenue, NW (Lot 44 in Square 3064) (the “Property”), was mailed to the owners of all property within 200 feet of the perimeter of the Property on March 11, 2024. The NOI was also served on the affected Advisory Neighborhood Commission.

In accordance with Subtitle Z § 302.6, the application will be filed no earlier than forty-five (45) calendar days following March 11, 2024, thus no earlier than April 25, 2024.

In accordance with Subtitle Z § 302.7, the NOI describes generally the proposed development and other significant aspects of the proposal. Additionally, the NOI indicates the applicant’s availability to discuss the proposed development with all interested and affected groups.

In accordance with Subtitle Z § 302.8, the applicant will make all reasonable efforts to attend a duly noticed meeting of the affected ANC during the forty-five (45) day notice period.

A copy of the written NOI that was issued and a list of property owners within 200 feet of the Property are attached hereto.



By: Christopher S. Cohen, Esq.  
Date: March 11, 2024

March 11, 2024

**NOTICE OF INTENT  
TO FILE A ZONING APPLICATION TO THE  
DISTRICT OF COLUMBIA ZONING COMMISSION FOR  
FURTHER PROCESSING OF AN APPROVED CAMPUS PLAN**

**HOWARD UNIVERSITY 2020-2030 CENTRAL CAMPUS PLAN / FUSION BUILDING**

Greystar Development East, LLC (the “*Applicant*”) gives notice of its intent to file an application with the District of Columbia Zoning Commission for review and approval of a further processing application under Howard University’s 2020-2030 Central Campus Plan (the “*Campus Plan*”).<sup>1</sup> As further detailed below, the Applicant proposes to construct the *Fusion*, a new mixed-use building consisting of dormitory, health and wellness, retail, and office uses.

The subject property is located at 2301 Georgia Avenue, NW (Square 3064, Lot 44) and consists of approximately 69,639 square feet of land area (the “*Property*”). The Property falls within the boundaries of the Campus Plan and is located within Advisory Neighborhood Commission 1E-05.

The Comprehensive Plan Future Land Use Map designates the Property as Mixed Use Medium Density Residential / Medium Density Commercial / Institutional. The Property is currently zoned PDR-2; but is included in a separate petition from Howard University to rezone a large section of the Georgia Avenue corridor.<sup>2</sup> The petition seeks to rezone the Property to the MU-10 zone, which allows a maximum permitted FAR of 6.0 for residential uses and a maximum permitted FAR of 3.0 for non-residential uses. 11-G DCMR § 201.1. The maximum permitted building height in the MU-10 zone is 90 feet. 11-G DCMR § 203.2.

The Property is presently improved with the Wonder Plaza (iLab) building, which is occupied by commercial uses. The Campus Plan recommends redeveloping the Property with a mixed-use building consisting of approximately 312,000 square feet of floor area, with a density equal to a floor area ratio (“*FAR*”) of 4.5, and a height of 90 feet and seven stories. The programming envisioned for the Fusion Building, as stated in the Campus Plan, includes student residences, a recreation center, a Wellness Center and Clinic, and appropriately scaled retail. *See* Campus Plan at p. 129-130.

Consistent with the recommendations in the Campus Plan, and pursuant to the rezoning requested for the Property, the Applicant proposes to redevelop the Property with a 10-story mixed use building consisting of approximately 315,040 square feet of GFA, amounting to a FAR of 4.52 (the “*Project*”). The Project, otherwise known as the *Fusion*, will include approximately 274,980 square feet of GFA allocated to student housing, generating approximately 280 units (592 beds). The Project will also devote approximately 77,320 square feet of GFA to health and wellness, approximately 19,650 square feet of GFA to retail, and approximately 7,510 square feet of GFA to office use. The Project also includes a three-level underground parking garage with approximately 134 parking spaces.

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<sup>1</sup> Available at: <https://realestate.howard.edu/campus-master-planning-cmp>.

<sup>2</sup> See Z.C. Case No. 24-01. Howard University’s Petition for a Zoning Map Amendment includes the property on the east side of Georgia Avenue from Euclid Street, generally, south to Florida Avenue.

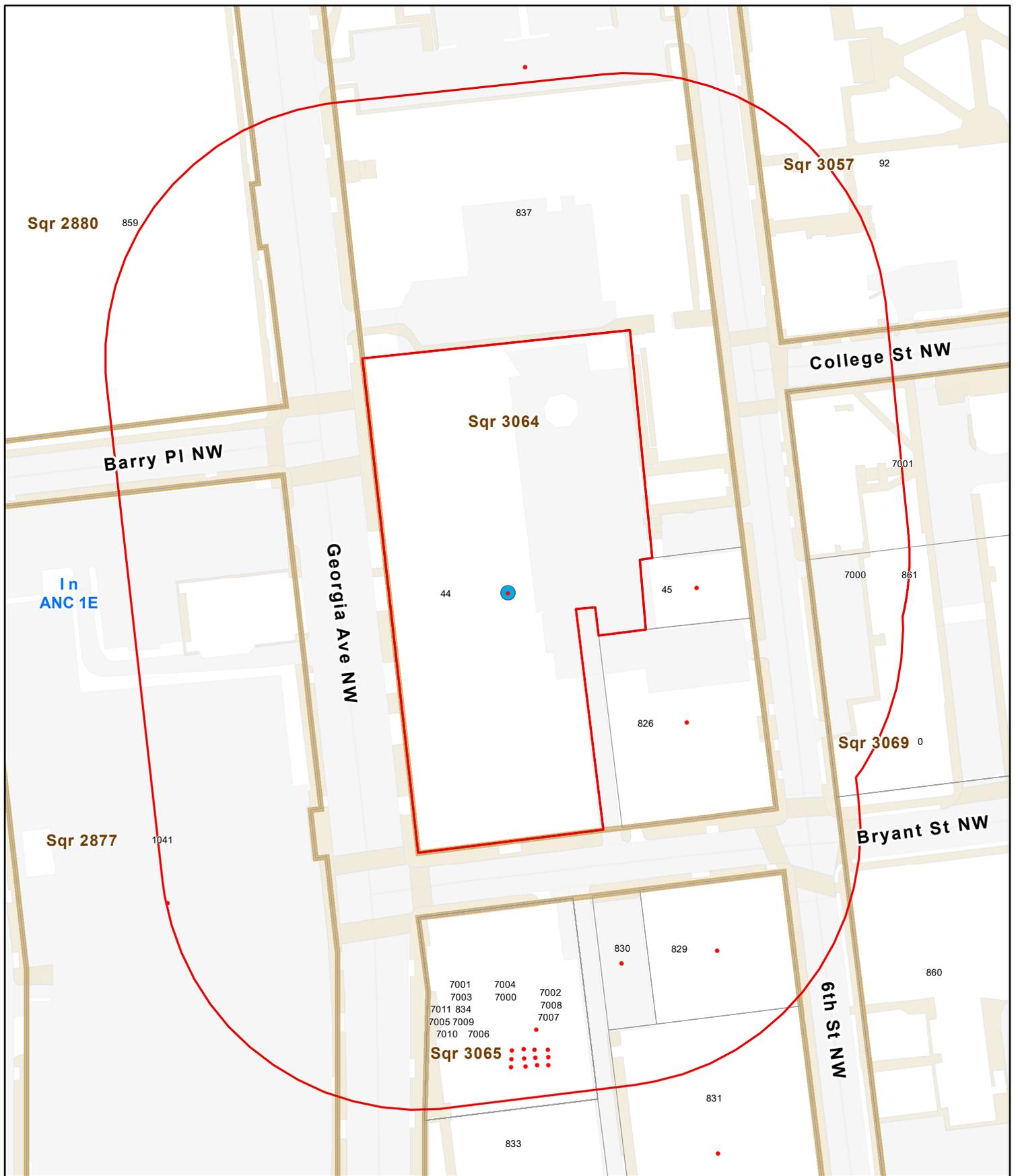
Notice of Intent to File a Zoning Application

March 11, 2024

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The subject application will be filed with the District of Columbia Zoning Commission not less than forty-five (45) days from the date of this Notice, in accordance with Subtitle X § 101.9 and Subtitle Z § 302 of the District of Columbia Zoning Regulations, 11 DCMR (effective September 6, 2016, as amended).

The land use counsel is Holland & Knight LLP. If you require additional information regarding the forthcoming application, please contact Leila Batties, Esq. at (202) 419-2583 or [leila.batties@hklaw.com](mailto:leila.batties@hklaw.com).



**Subject Property ID:  
3064 0044**

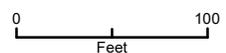
- Subject Property
- Radius
- Ownership Lots
- Condo Lots
- DC Squares
- ANC Boundary



DC Office of Tax and Revenue  
Real Property Assessment Division  
Maps and Titles Assessment Roll  
Geographic Information Systems



1:1,200



Print Date: 2/22/2024

For general planning purposes



DC Ward  
Locator



HOWARD UNIVERSITY (LAND ONLY)  
2244 10TH ST NW #402  
WASHINGTON DC 20059-0001

HOWARD UNIVERSITY  
2244 10TH ST NW # 402  
WASHINGTON DC 20001-4012

HOWARD UNIVERSITY  
2244 10TH ST NW # 402  
WASHINGTON DC 20001-4012

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2244 10TH ST NW #402  
WASHINGTON DC 20059-0001

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HOWARD UNIVERSITY  
2244 10TH ST NW # 402  
WASHINGTON DC 20001-4012

HOWARD UNIVERSITY (LAND ONLY)  
2244 10TH ST NW STE 333  
WASHINGTON DC 20001-4012

HOWARD UNIVERSITY (LAND ONLY)  
2244 10TH ST NW #402  
WASHINGTON DC 20059-0001

HOWARD UNIVERSITY  
2244 10TH ST NW # 402  
WASHINGTON DC 20001-4012

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WASHINGTON DC 20001-4012

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2244 10TH ST NW #402  
WASHINGTON DC 20059-0001

HOWARD UNIVERSITY  
2244 10TH ST NW # 402  
WASHINGTON DC 20001-4012

HOWARD UNIVERSITY  
2041 GEORGIA AVE NW  
WASHINGTON DC 20060-0001

HOWARD UNIVERSITY (LAND ONLY)  
2244 10TH ST NW #402  
WASHINGTON DC 20059-0001

HOWARD UNIVERSITY  
2244 10TH ST NW # 402  
WASHINGTON DC 20001-4012

UNITED STATES OF AMERICA

HOWARD UNIVERSITY  
2244 10TH ST NW # 402  
WASHINGTON DC 20001-4012

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2244 10TH ST NW # 402  
WASHINGTON DC 20001-4012

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WASHINGTON DC 20001-4012