

WONDER PLAZA / FUSION BUILDING

HOWARD UNIVERSITY

Zoning Commission of the District of Columbia
 Howard University Central Campus Master Plan 2020 Further Processing
 November 27, 2024

2301 Georgia Ave, NW
 Washington, DC 20001
 Square 3064 | Lot 44

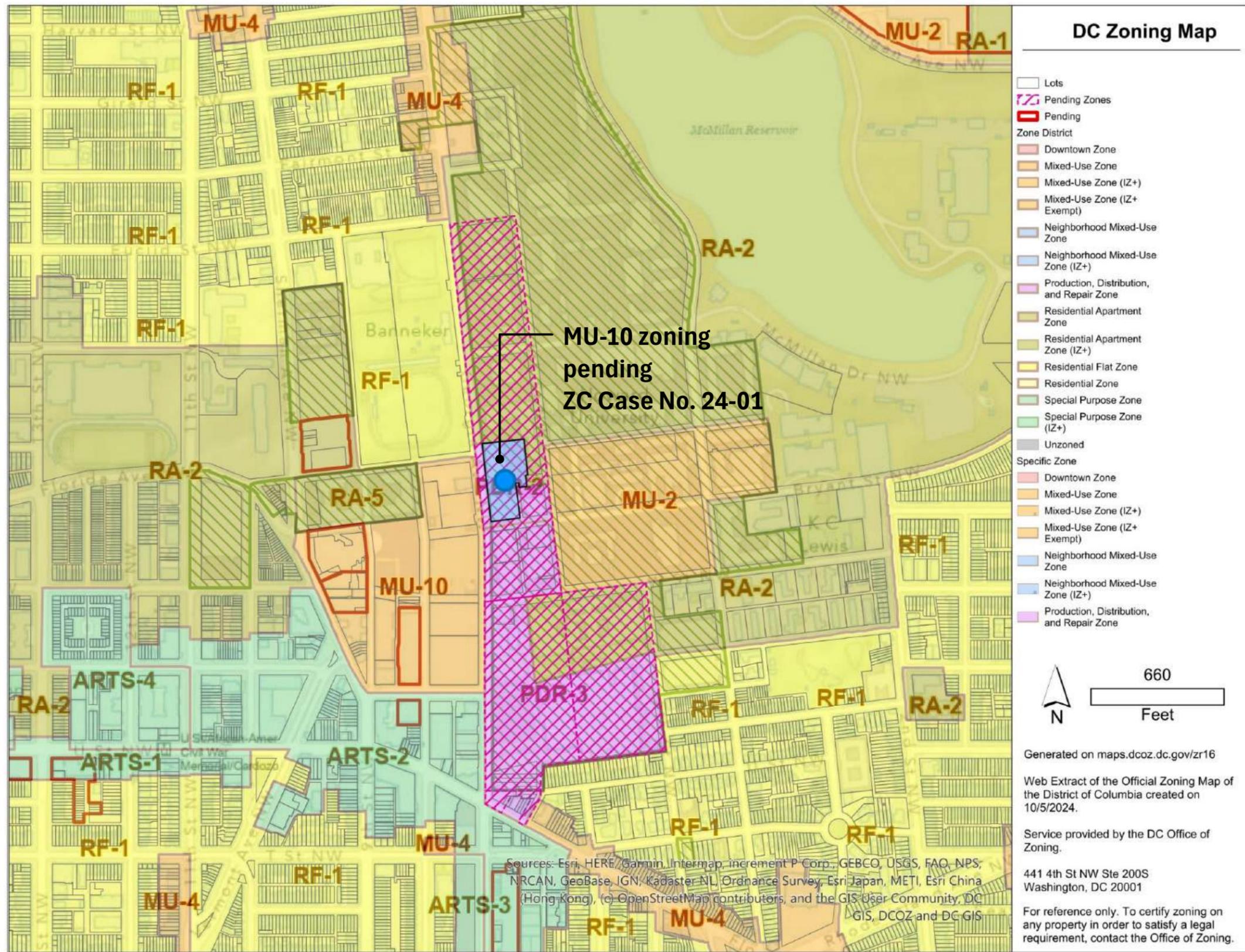


Architecture | WDG Architecture & Moody Nolan **Landscape Design** | Bradley Site Design **Structural Engineering** | SK&A Engineers
Mechanical, Electrical & Plumbing Engineering | Jordan & Skala Engineers **Civil Engineering** | Bohler DC **Site Utilities** | Davis Utilities **Land Use Council** | Holland & Knight

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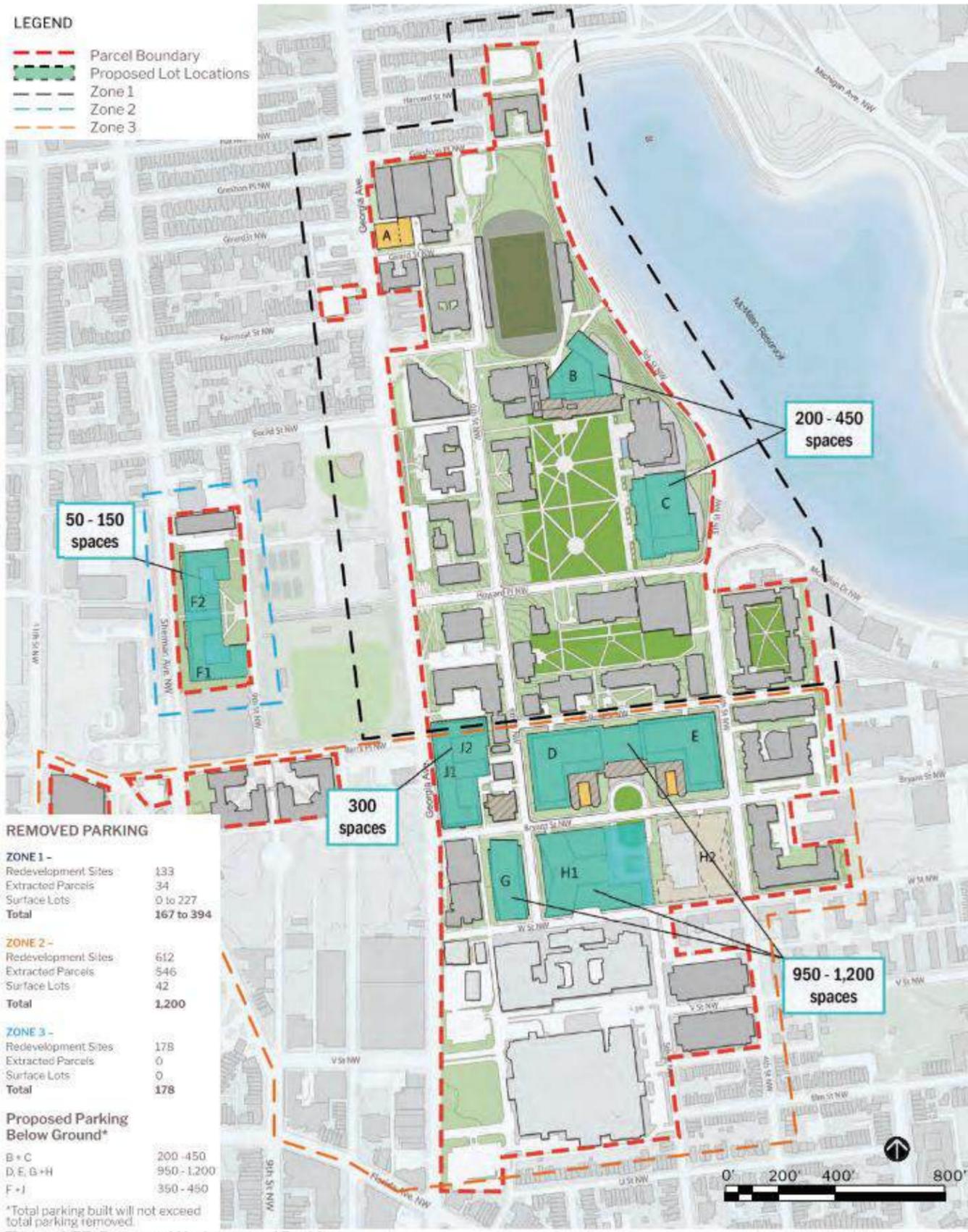
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ZONING COMMISSION
 District of Columbia
 CASE NO.20-08D
 EXHIBIT NO.3A



LEGEND

- Parcel Boundary
- Proposed Lot Locations
- Zone 1
- Zone 2
- Zone 3



REMOVED PARKING

| | |
|---------------------|-------------------|
| ZONE 1 - | |
| Redevelopment Sites | 133 |
| Extracted Parcels | 34 |
| Surface Lots | 0 to 227 |
| Total | 167 to 394 |
| ZONE 2 - | |
| Redevelopment Sites | 612 |
| Extracted Parcels | 546 |
| Surface Lots | 42 |
| Total | 1,200 |
| ZONE 3 - | |
| Redevelopment Sites | 178 |
| Extracted Parcels | 0 |
| Surface Lots | 0 |
| Total | 178 |

Proposed Parking Below Ground*

| | |
|-------------|-------------|
| B + C | 200 - 450 |
| D, E, G + H | 950 - 1,200 |
| F + J | 350 - 450 |

*Total parking built will not exceed total parking removed.

Figure 4.57: Proposed Underground Parking

LEGEND

- Campus Boundary
- Proposed Buildings
- Proposed Renovation
- Existing Buildings
- Open Space
- Formal Landscape
- Future Building
- Future Decommission



- BUILDING LEGEND**
- A. Intercollegiate Athletics Center
 - B. Center for Arts & Communications
 - C. Howard University Union
 - D. Health Sciences Complex
 - E. STEM Center
 - F. Apartment-Style Residences
 - G. Medical Office Building
 - H. Howard University Hospital
 - J. Fusion Building

APPROVED CAMPUS MASTERPLAN

APPROVED CAMPUS MASTER PLAN ZONING DATA

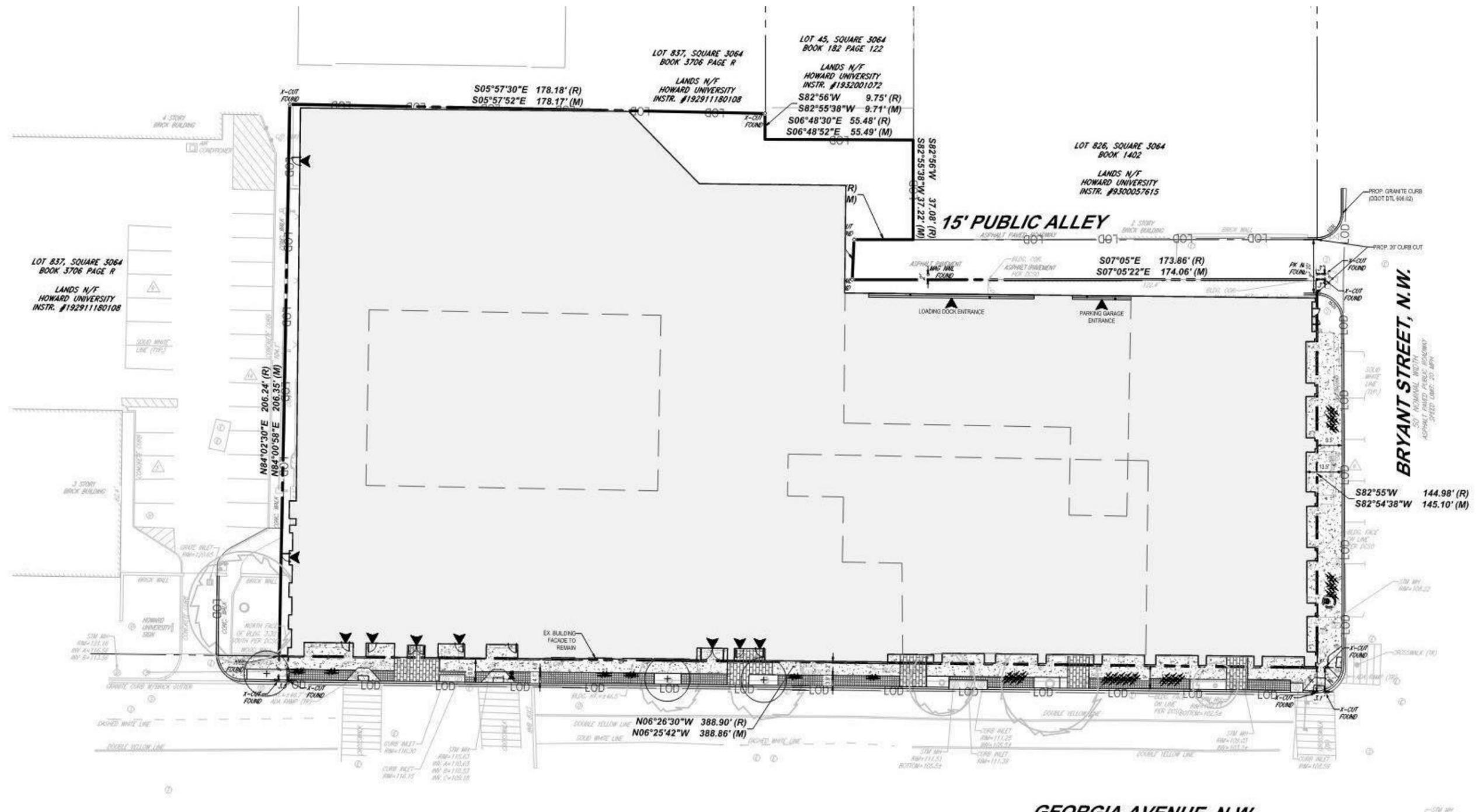
| J Fusion Building (FB) Zoning | |
|-------------------------------|-------------------------------|
| Zoned | PDR-2 |
| FAR | 2.4 (4.5/3.0 Non-Residential) |
| Height | 90 (90' Max.) |
| Lot Occupancy | 30% (80%) |

| J Fusion Building (FB) @ 90' Height | |
|-------------------------------------|----------------------------------------------------------------------------|
| Floors 1-2 | 66,668 GSF (each) |
| Total Floors 1-2 | 133,336 GSF |
| Floors 3-7 | 35,714 GSF (each) |
| Total Floors 3-7 | 178,570 GSF |
| B1 | Below Grade Level Parking / Bldg. Service |
| B2 | Below Grade Level Paarking |
| HUH TOTAL | 311,906 GSF (GSF Does Not include any below grade basement/parking) |

Table 4.19: Fusion Building, Building Data

PROPOSED WONDER PLAZA / FUSION BUILDING ZONING SUMMARY

| | Required | Proposed | Remarks |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|----------------------------------------|-------------------------------------------------------------------------|
| Zoning | MU-10 | | |
| Total Site Area | 69,312 SF | | |
| FAR | Maximum: 6 | Proposed: 4.52 | |
| Building Height | Maximum: 90' | Proposed: 90' | |
| Number of Stories | Maximum: N/A | Proposed: 8 | |
| Penthouse Height | Maximum: 20' | Proposed: 20' | 1 plus mezzanine; Second story permitted for penthouse mechanical space |
| Lot Occupancy (MU-10) | Maximum: 100% | Proposed: 93% | |
| Square | 3064 | | |
| Lot | 44 | | |
| Green Area Ration (GAR) | Minimum: 0.2 | Proposed: 0.3 | |
| Rear Yard | Required: N/A | Proposed: N/A | |
| Side Yard | Required: N/A | Proposed: N/A | |
| Plaza requirement | 8% of the lot area pursuant to Sub. G, Sec. 212.1 and Sub. C, Chapter 17. | | Relief requested. Refer to narrative for additional information. |
| Courts | Court Height 73'-0" | | |
| North Courtyard: Closed Court | Required Court Width: Minimum 24'-4" | Provided Court Width: More than 24'-4" | |
| South Courtyard: Open Court | Required Court Width: Minimum 24'-4" | Provided Court Width: More than 24'-4" | |
| Current Campus Master Plan | Howard University Campus Master Plan 2020 | | |
| Proposed Zoning Gross Floor Area (Campus Master Plan) | 311,906 SF | | |
| Education - University (Student Housing) | 267,110 SF | | |
| Education - University (Health & Wellness) | 28,370 SF | | |
| Retail | 11,159 SF | | |
| Dining | 8,401 SF | | |
| Total Gross Floor Area (GFA) | 315,040 SF | | |
| Student Housing Dwelling Units | 280 DU's | | |
| Parking | | | Remarks |
| Vehicular Parking | Maximum: 300 Vehicles (Per Campus Master Plan) | Proposed: 158 Vehicles | |
| Bicycle Parking (Long Term) | Required | Proposed | |
| Education - University (1 per 7,500 sf) | 43 | | Per 315,040 SF |
| Total Bicycle Spaces | 43 | 43 | |
| Bicycle Parking (Short Term) | Required | Proposed | |
| Education - University (1 per 2,000 sf) | 158 | | Per 315,040 SF |
| Total Bicycle Spaces | 158 | 32 | See Note 2. |
| Loading | Required | Proposed | |
| Education (> 100,000 SF) | 2 | | |
| Total Loading Berths | 2 | 2 | |
| Notes | | | |
| 1 For purposes of counting FAR, Gross Floor Area does not include: 1) parking and access ramps, 2) bays projecting 4'-0" or less over area lines, and 3) spaces with structural headroom clearance less than 4'-0" above grade level. | | | |
| 2 Proposed short term bicycle parking indicated as exterior parking facilities along Georgia Ave and Bryant Street up to maximum capacity in regards to spatial limitations with existing building placement and sidewalk widths. Additional short term bicycle parking capacity to be incorporated indoors at grade - with or near the proposed long term bicycle parking facilities. | | | |



BENCHMARK
X-CUT SET
IN CONC. BRICK
ELEV=117.82

STM 89
RM=114.78
IN=4-10-07
IN=0-10-14
IN=0-10-22 (SEE REF #1)

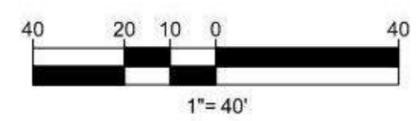
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STM 89
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STM 89
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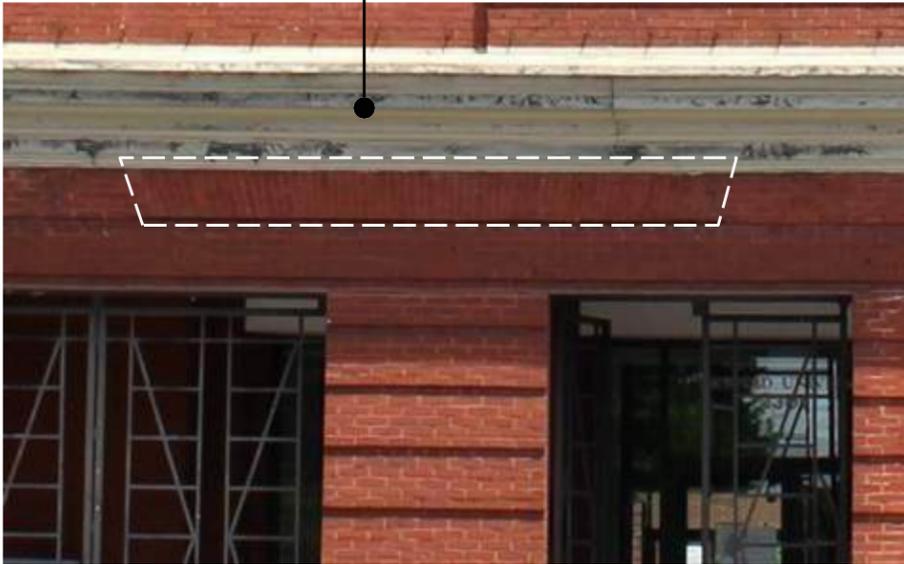
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BENCHMARK
X-CUT SET
IN CONC. BRICK
ELEV=107.35





GEORGIA AVENUE FACADE 2022









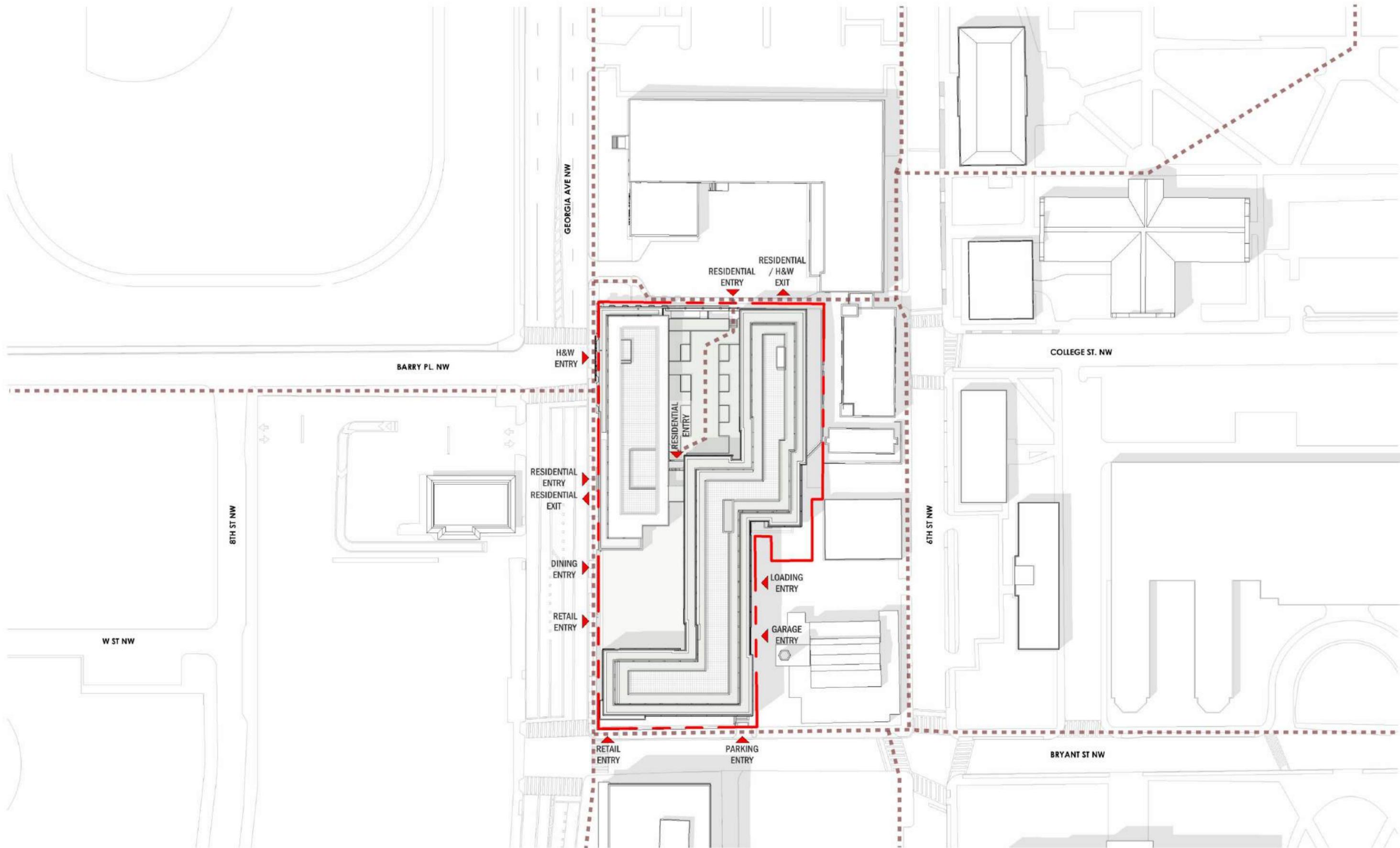


EXISTING FACADE TO REMAIN (GEORGIA AVE & BRYANT ST)

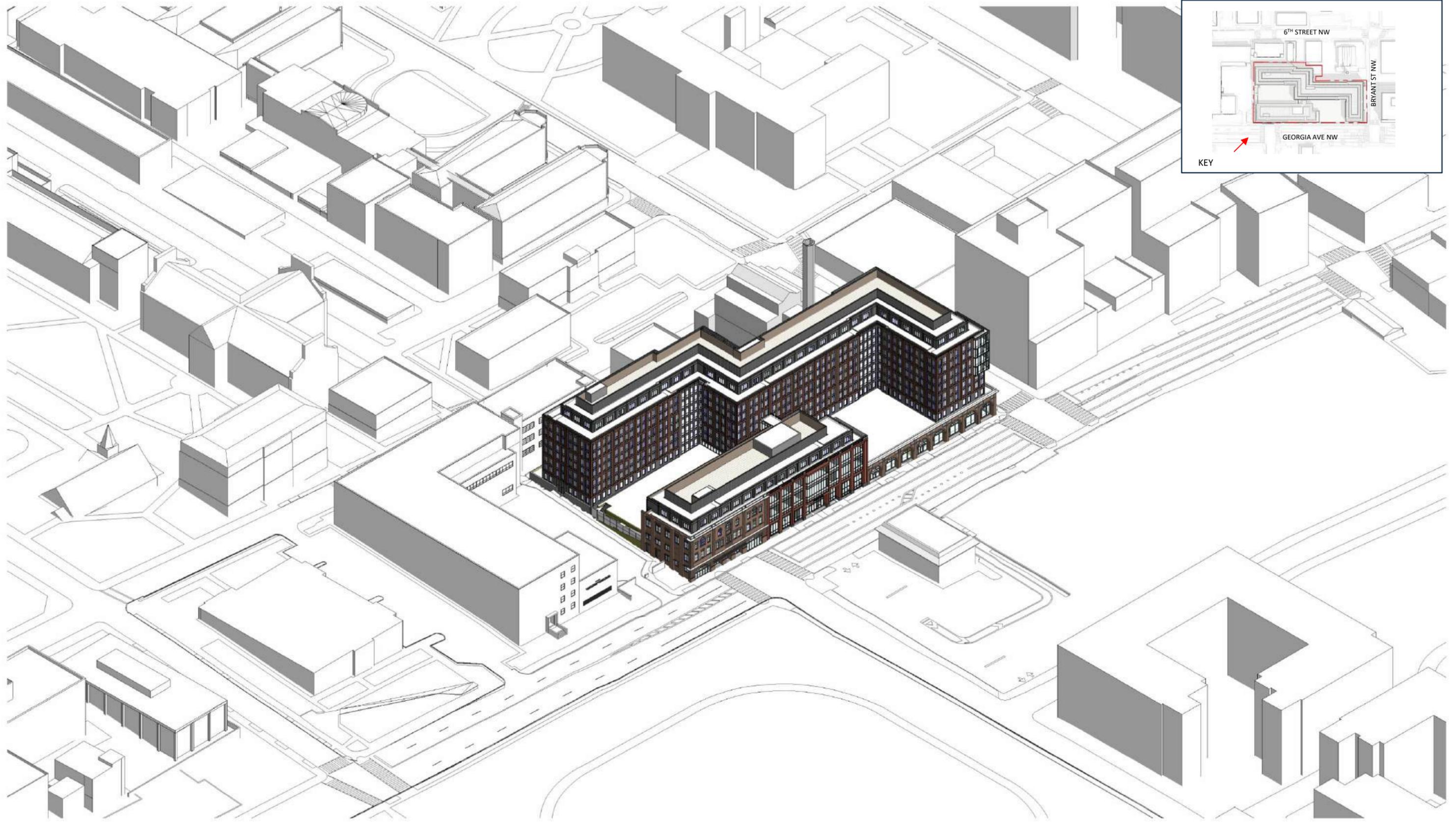
REMOVE SECOND FLOOR MASSING (NON-ORIGINAL ADDITION)

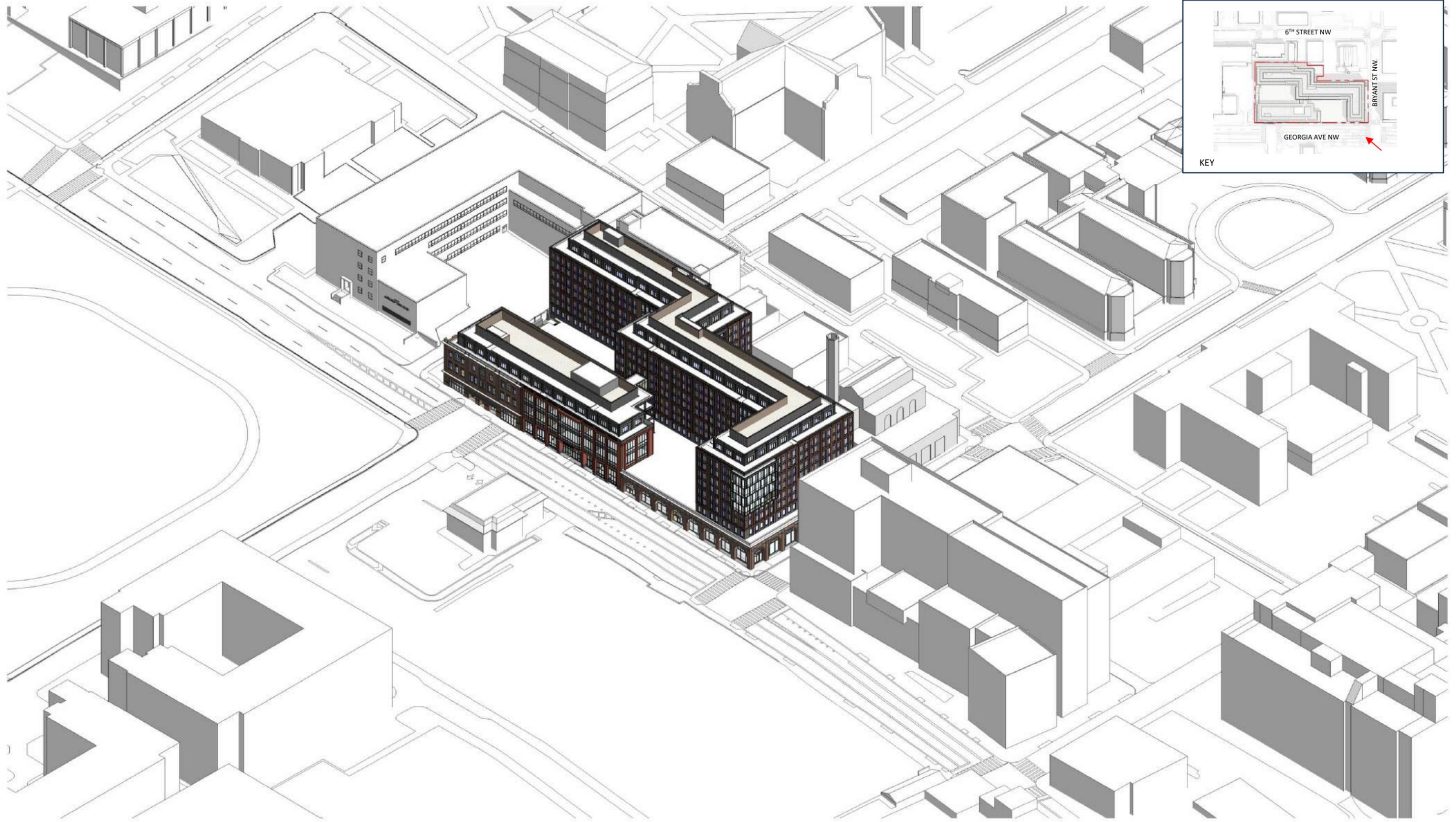
NEW INFILL FACADE

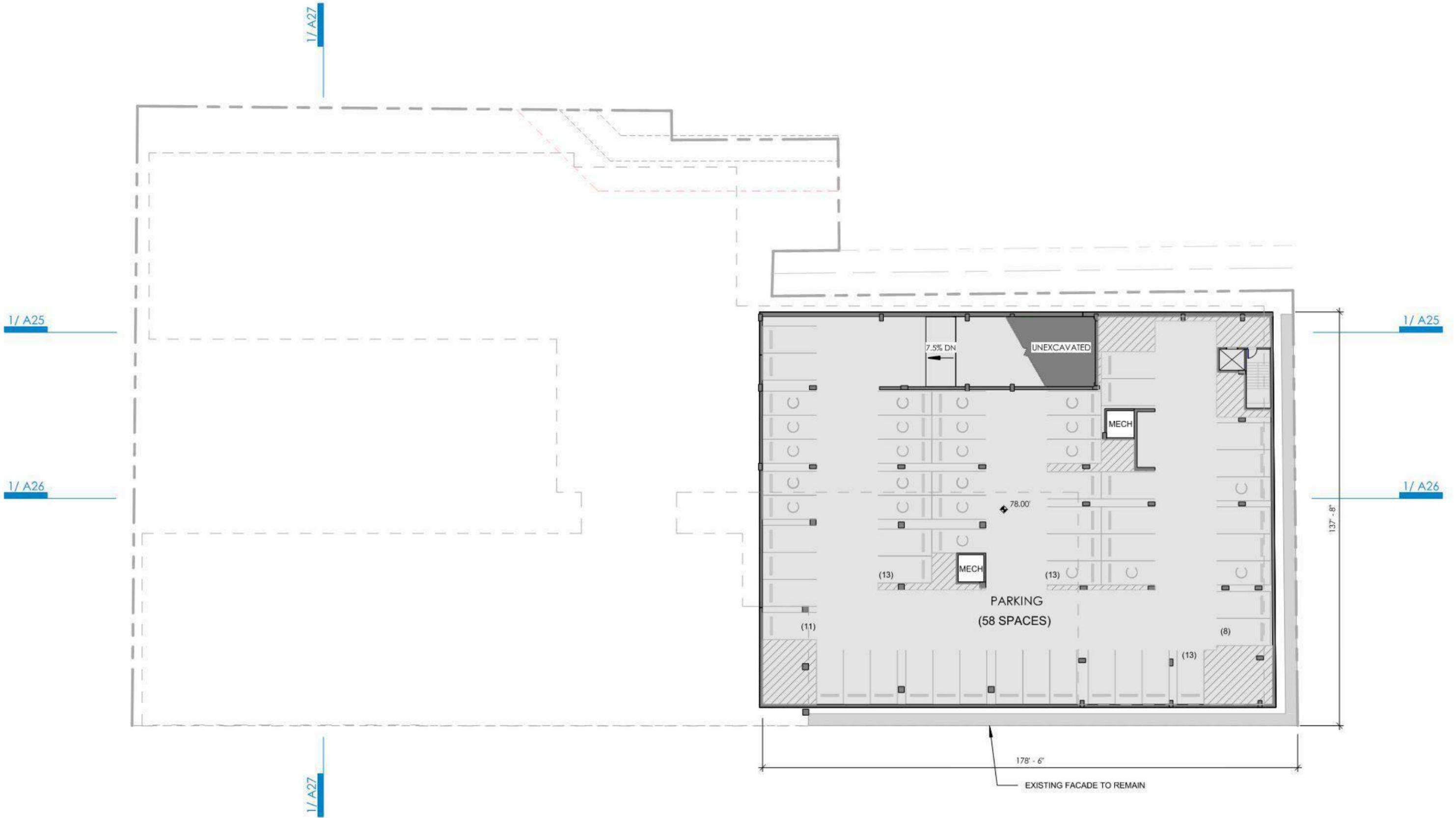
EXISTING FACADE TO REMAIN (GEORGIA AVE & NORTH FAÇADE)

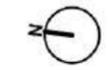
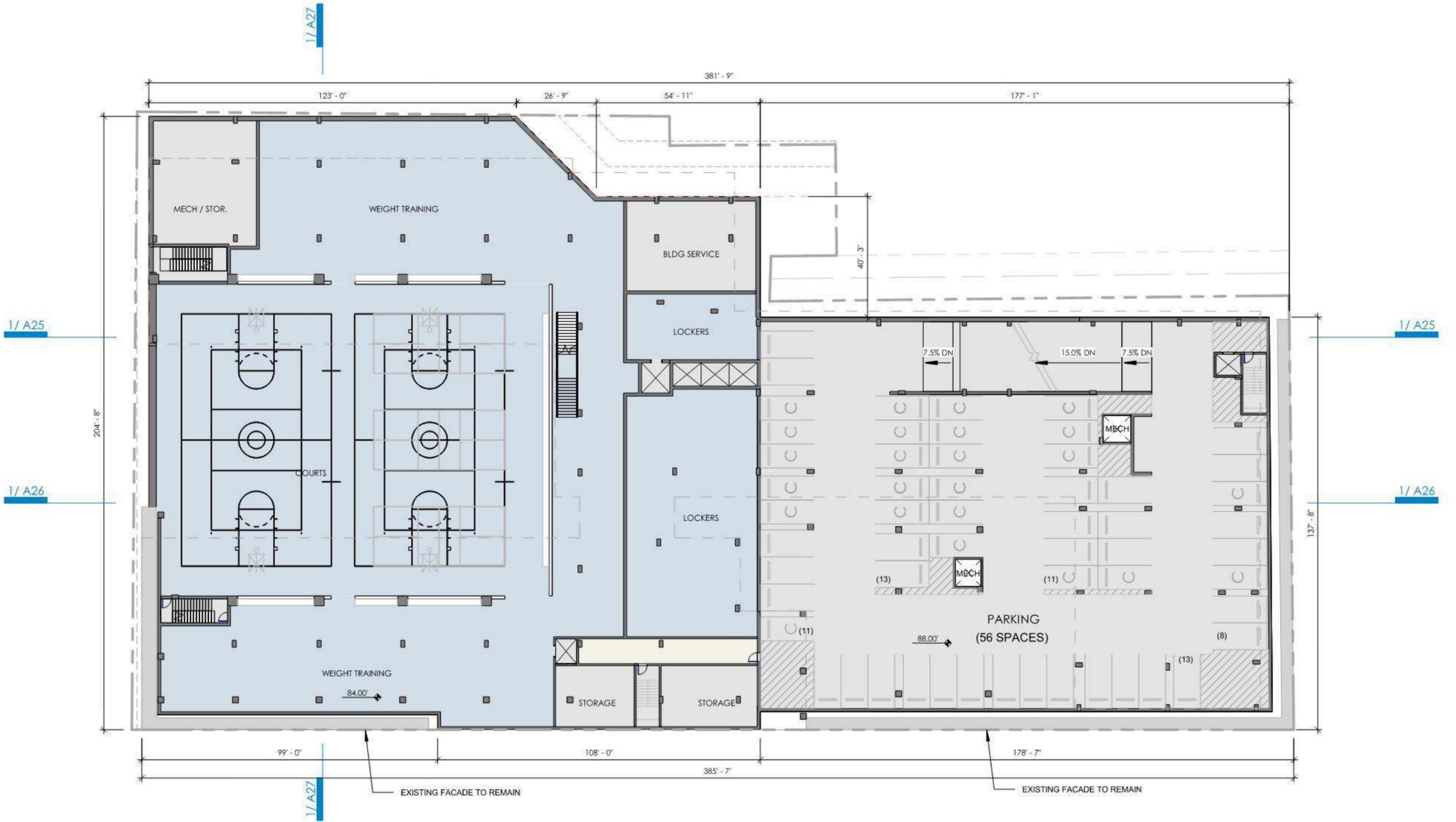


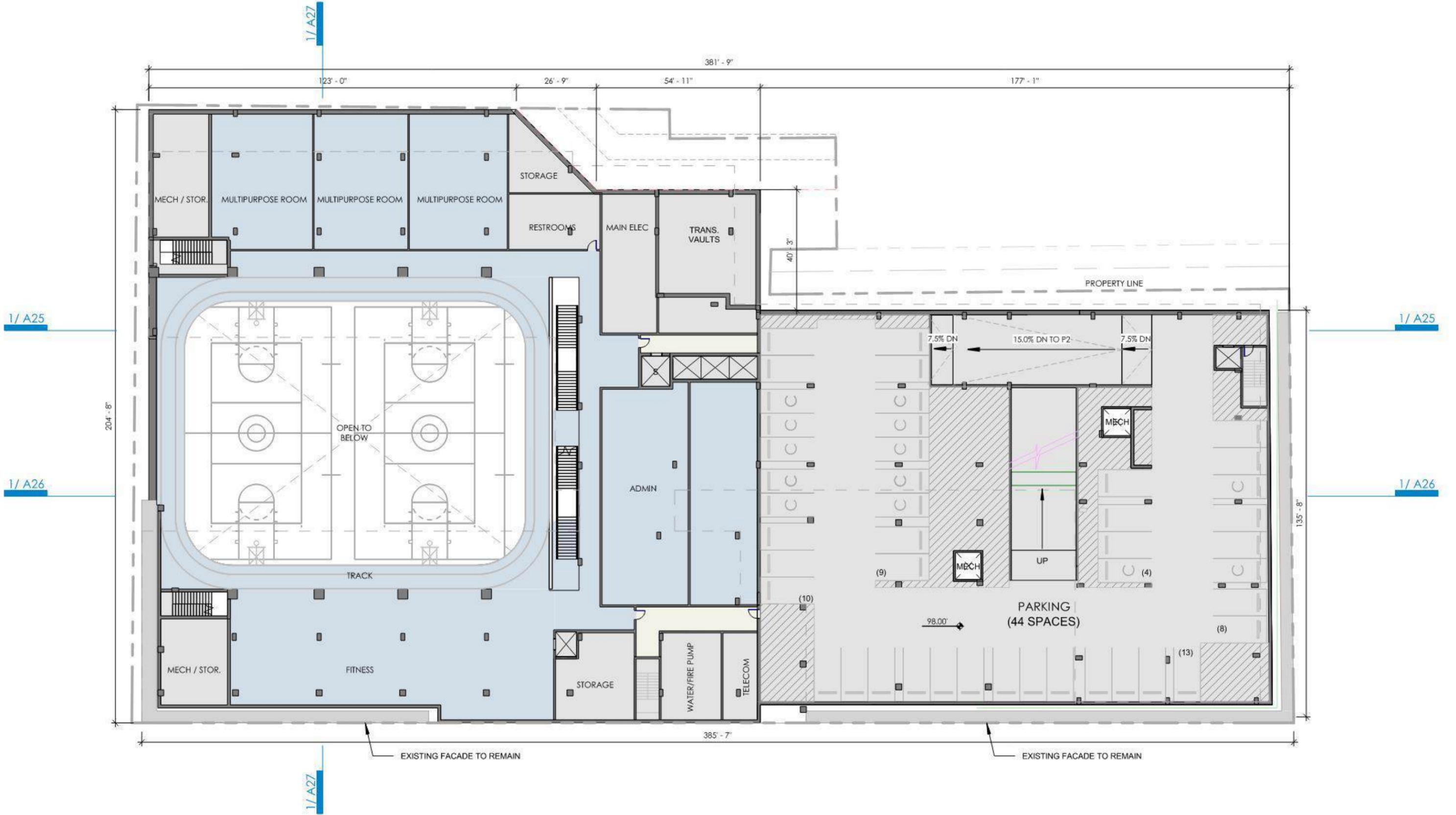
PEDESTRIAN CIRCULATION - - - - -



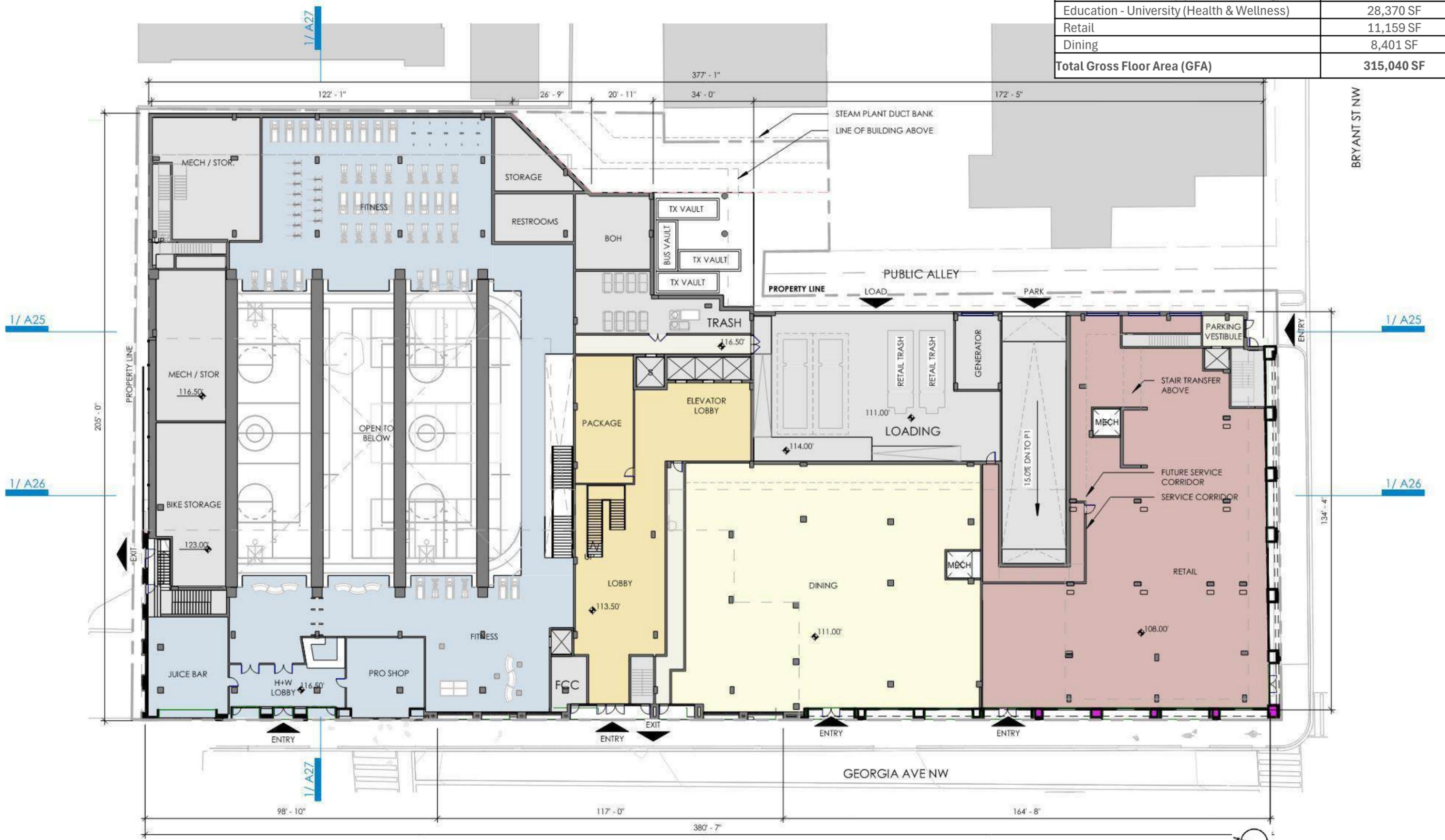








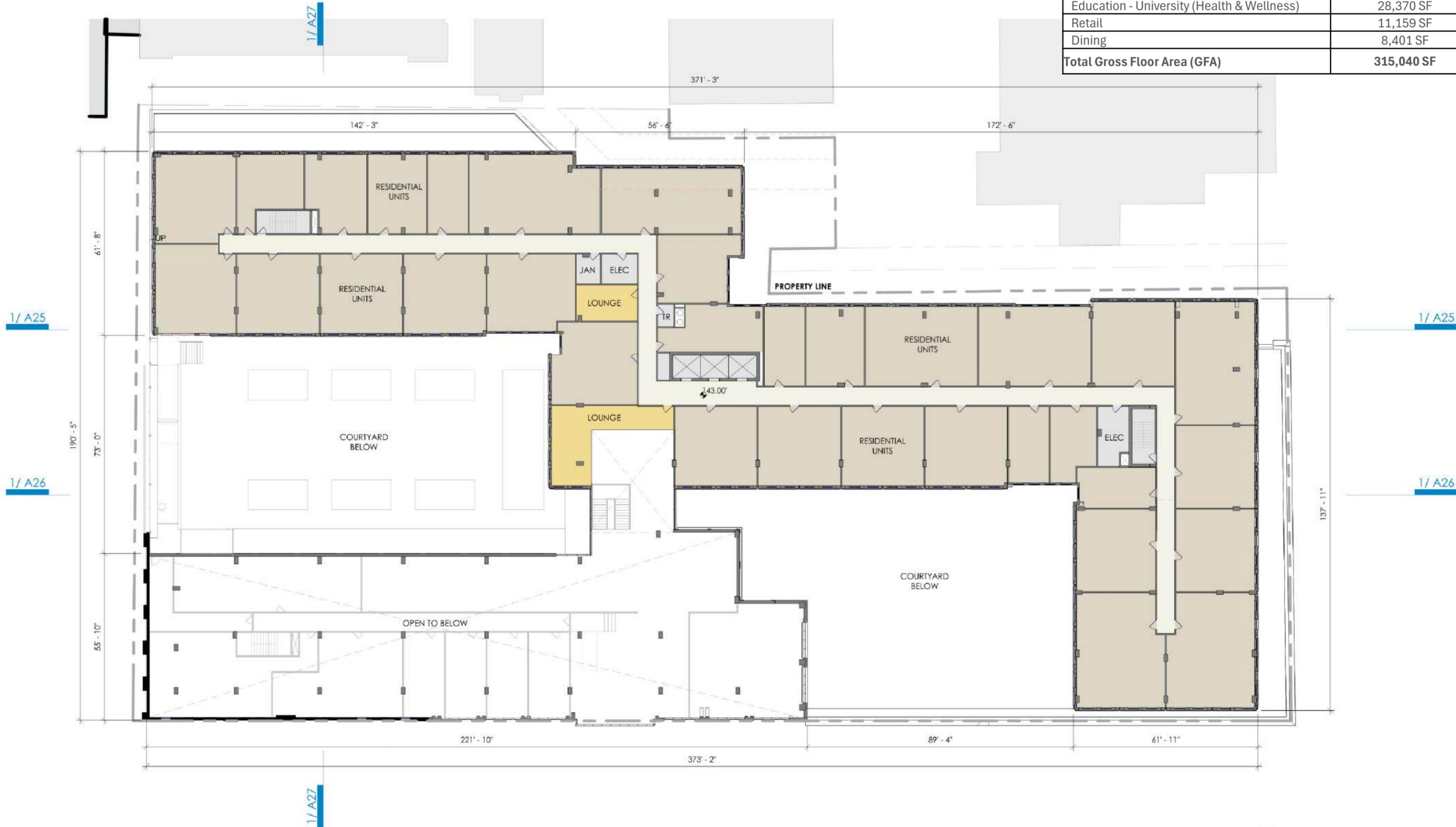
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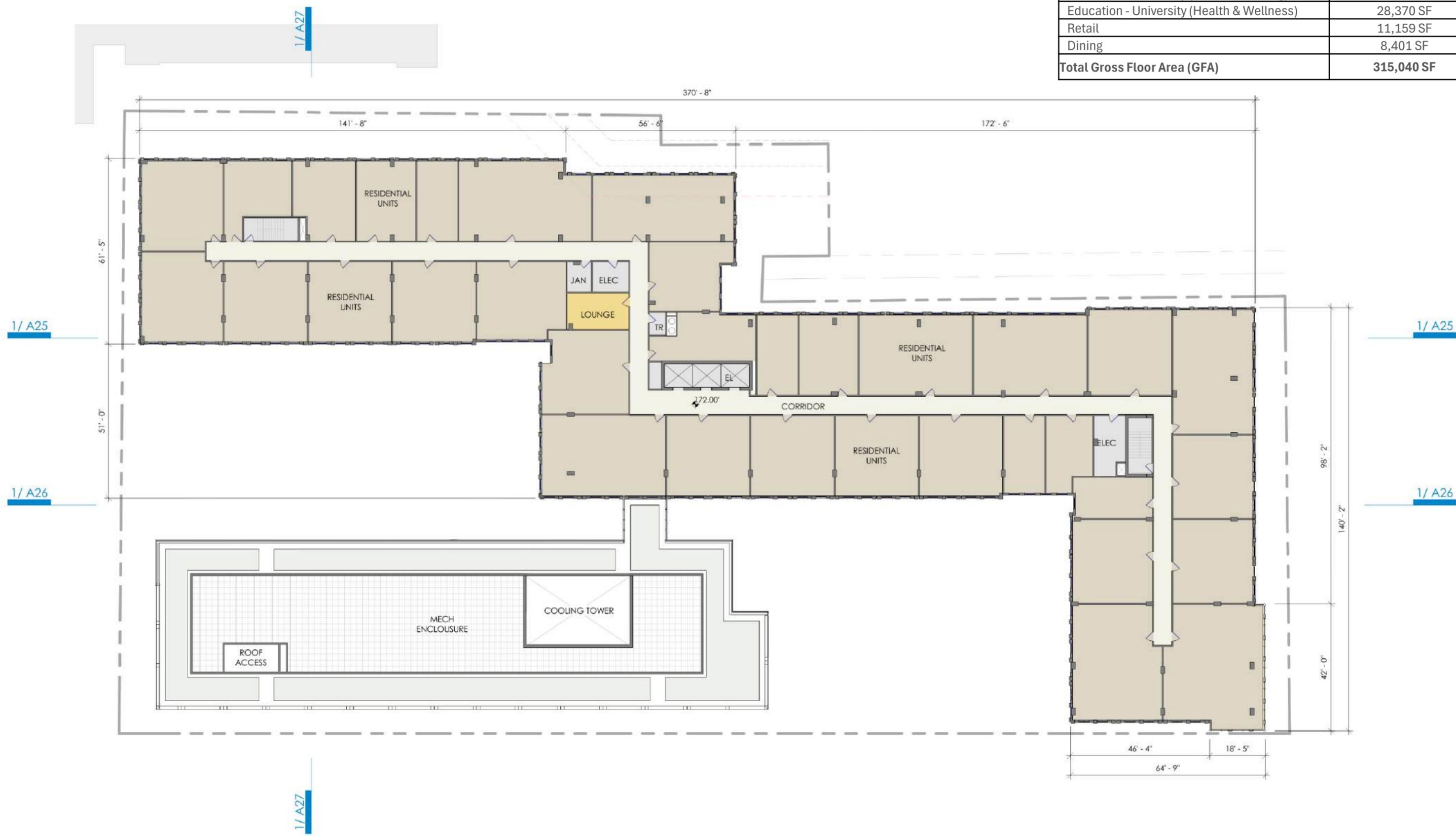
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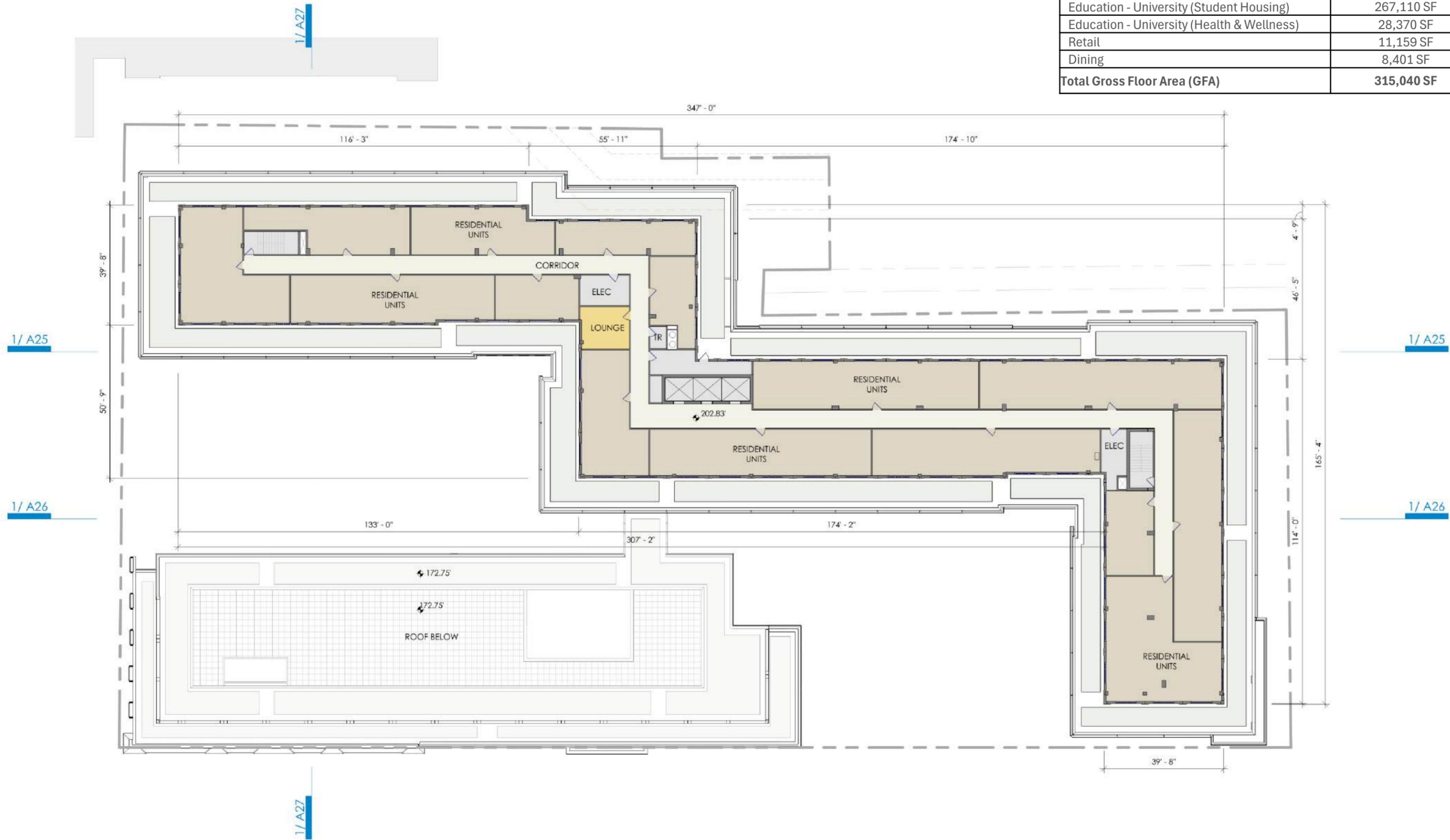
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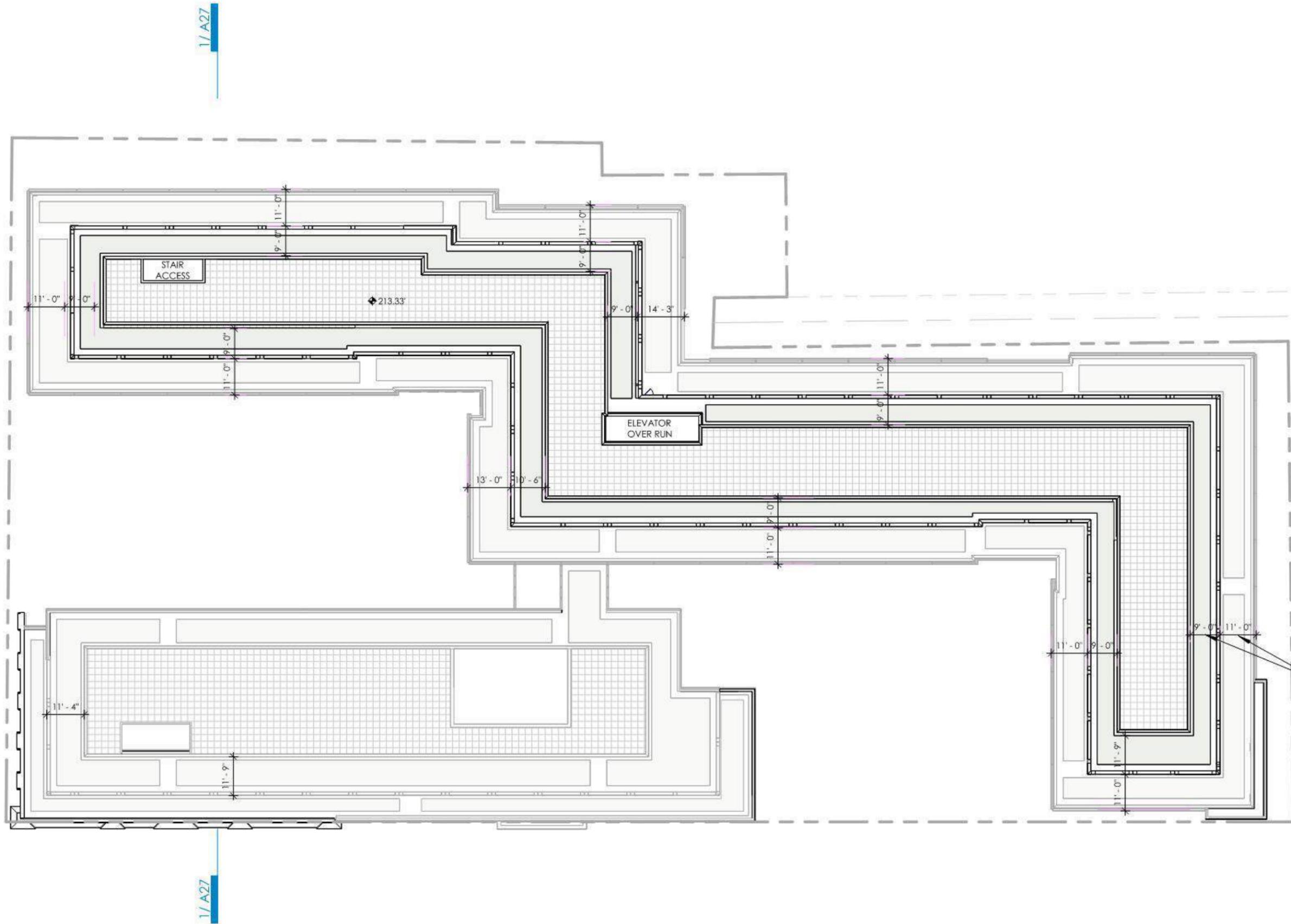


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1/A25

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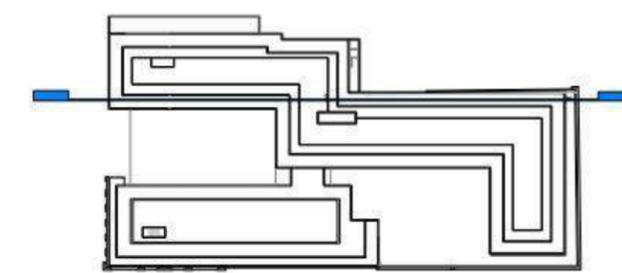
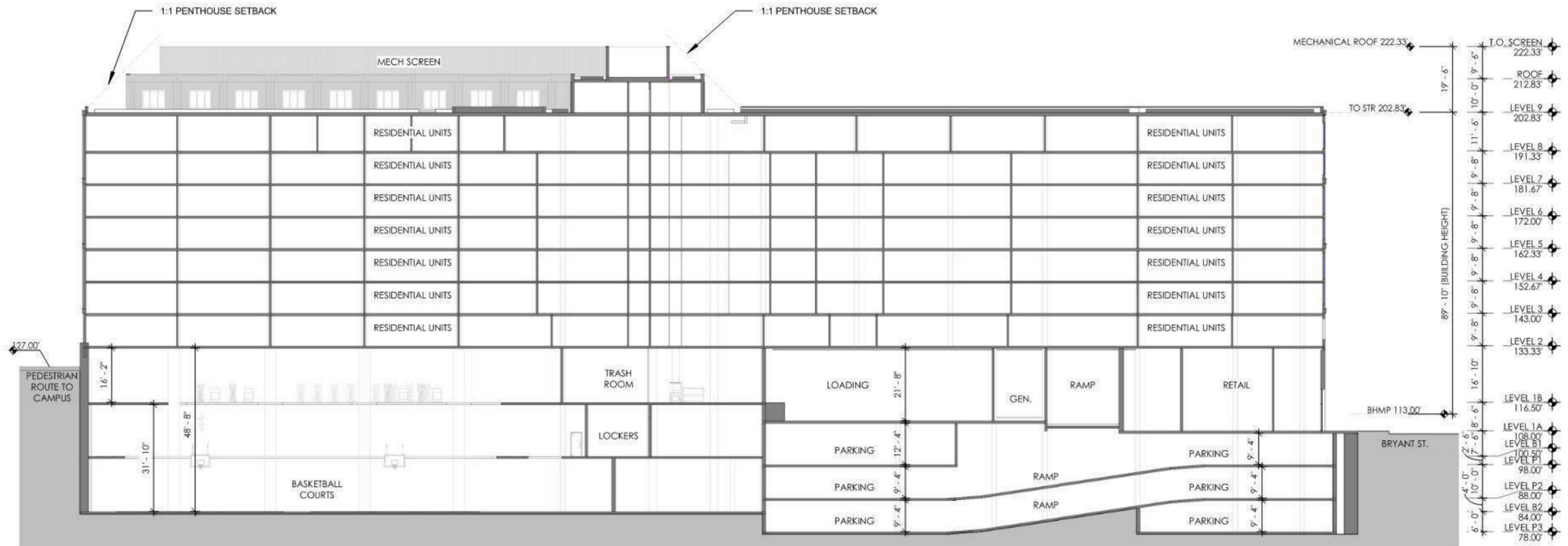
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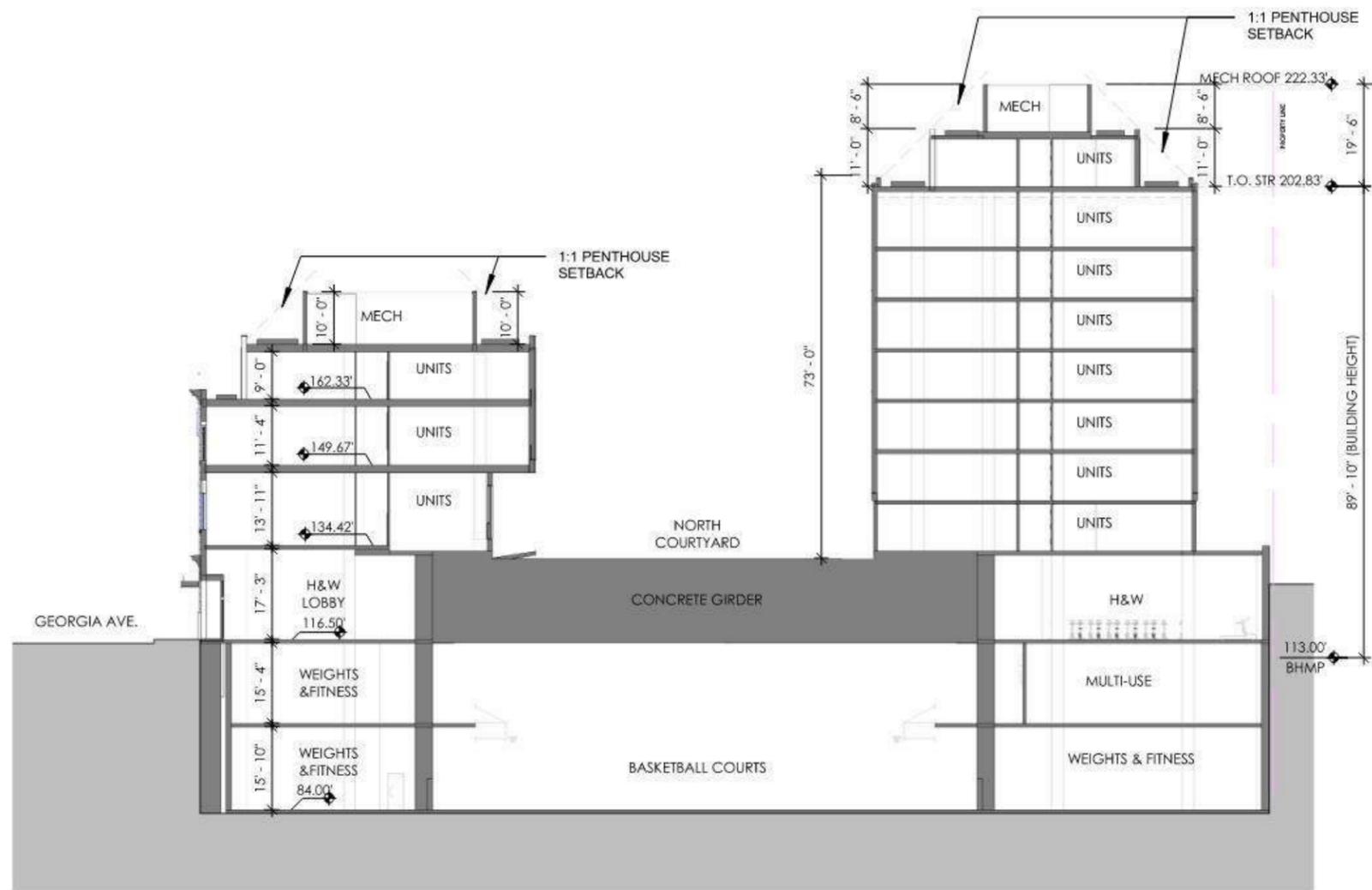
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1:1 PENTHOUSE SETBACK, SEE SECTIONS

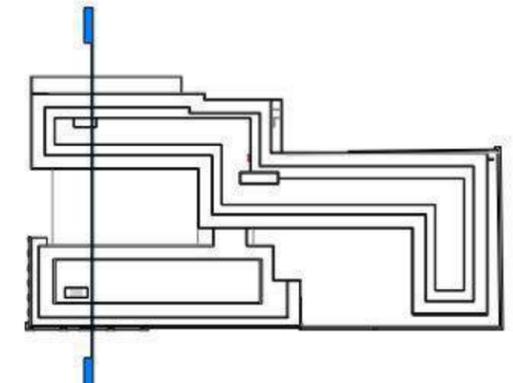




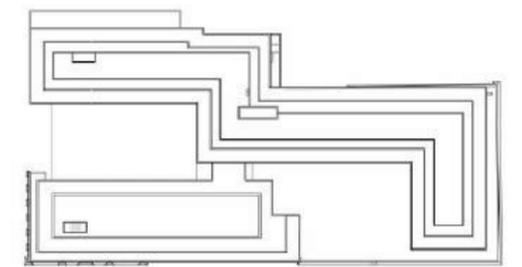
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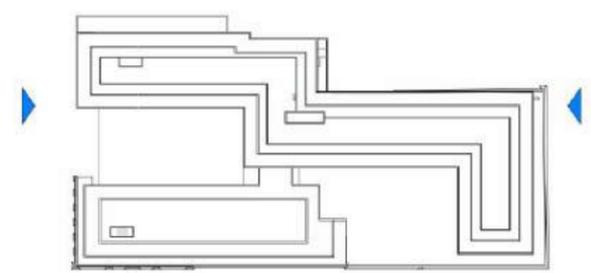
| | | |
|---------|-------------|---------|
| 10'-0" | LEVEL P3 | 78.00' |
| 10'-0" | LEVEL B2 | 84.00' |
| 10'-0" | LEVEL P2 | 88.00' |
| 10'-0" | LEVEL P1 | 98.00' |
| 10'-0" | LEVEL B1 | 100.50' |
| 10'-0" | LEVEL 1A | 108.00' |
| 16'-10" | LEVEL 1B | 116.50' |
| 9'-8" | LEVEL 2 | 133.33' |
| 9'-8" | LEVEL 3 | 143.00' |
| 9'-8" | LEVEL 4 | 152.67' |
| 9'-8" | LEVEL 5 | 162.33' |
| 9'-8" | LEVEL 6 | 172.00' |
| 9'-8" | LEVEL 7 | 181.67' |
| 11'-6" | LEVEL 8 | 191.33' |
| 10'-0" | LEVEL 9 | 202.83' |
| 9'-6" | ROOF | 212.83' |
| 9'-6" | T.O. SCREEN | 222.33' |

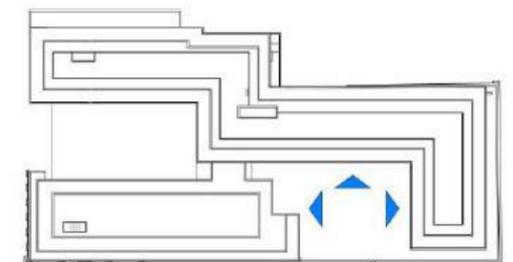


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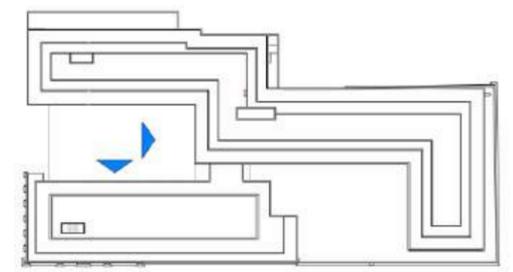
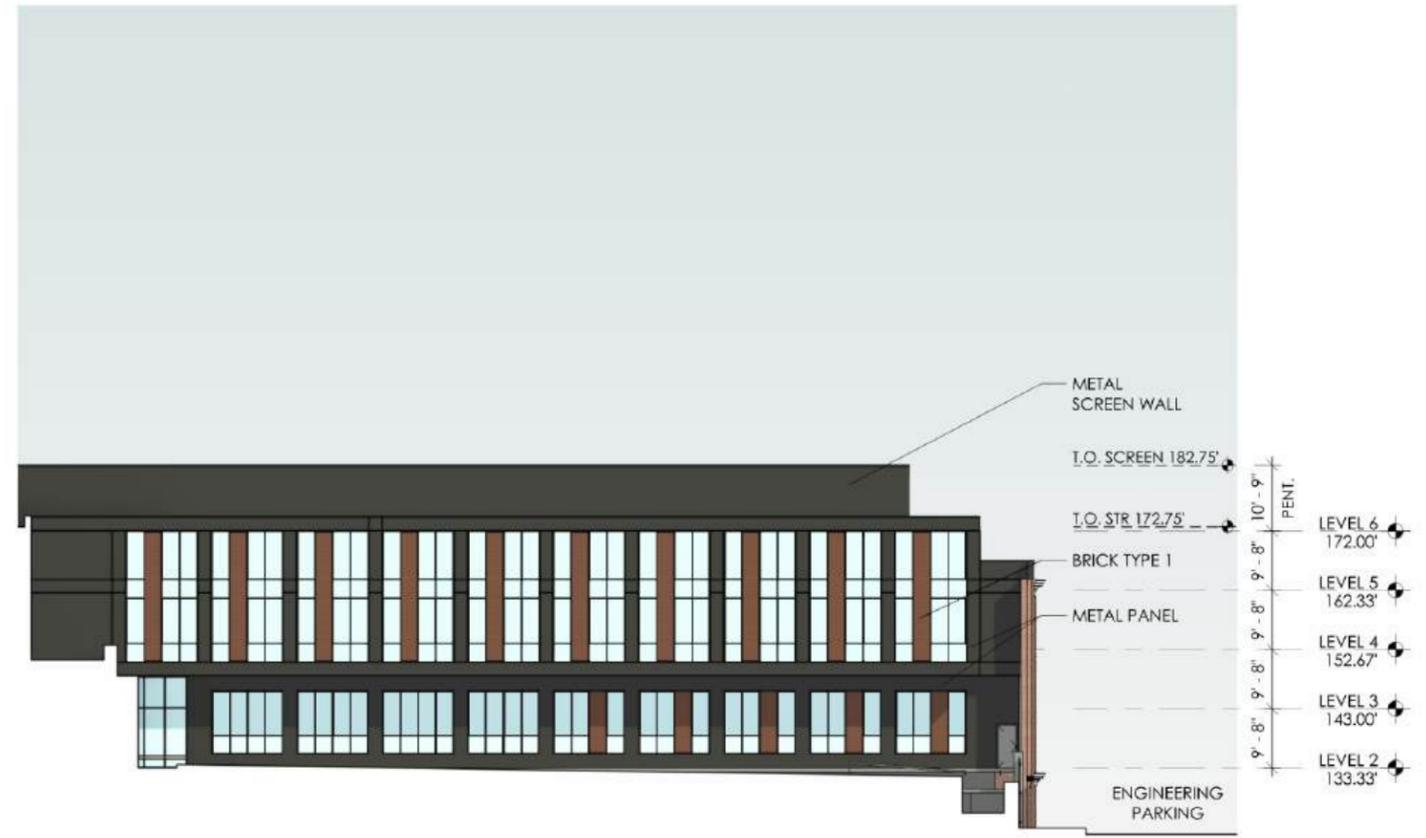


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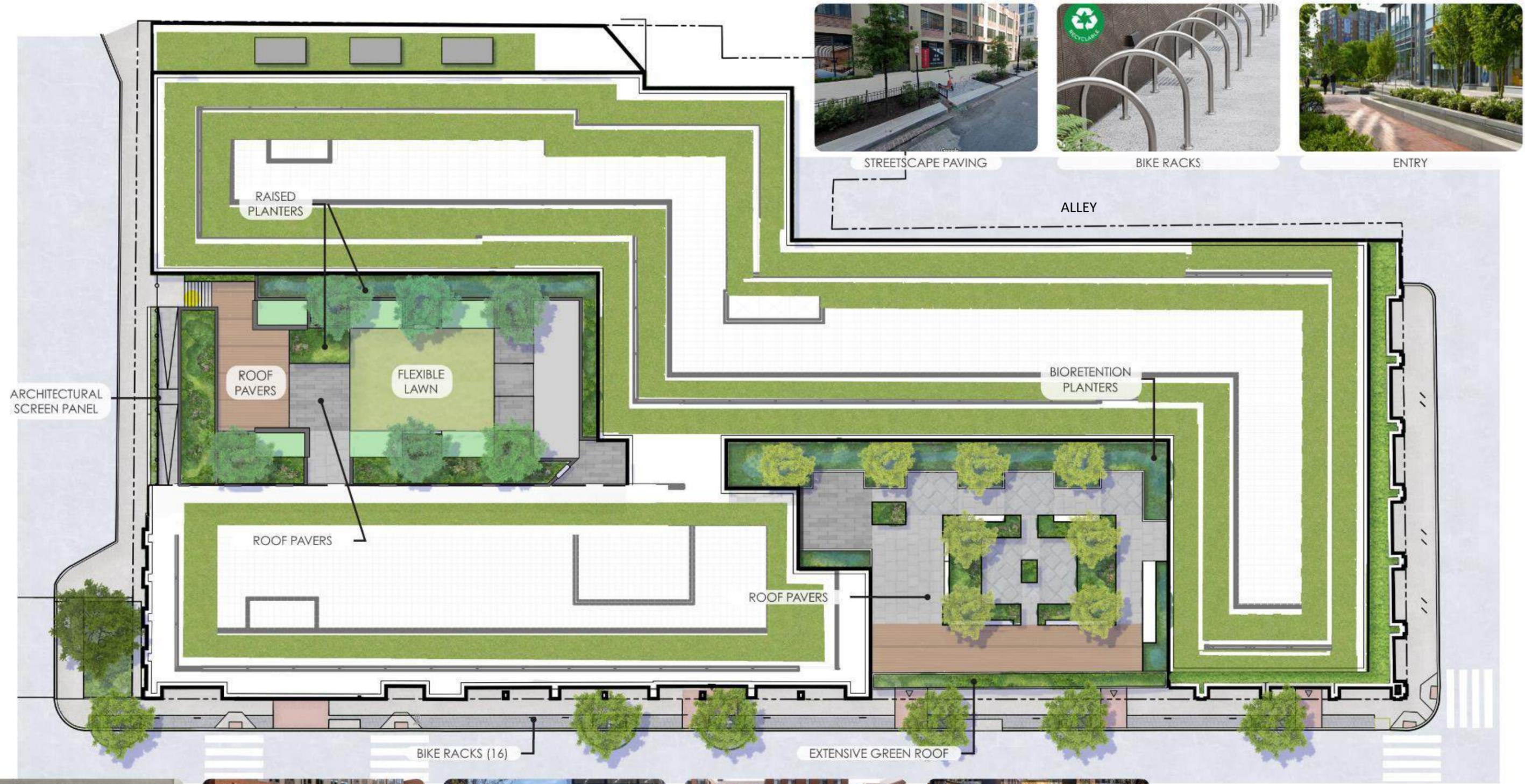












STREETScape PAVING



BIKE RACKS



ENTRY



ARCHITECTURAL SCREEN PANEL



FLEXIBLE LAWN



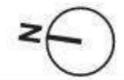
INTEGRATED SEATING



EXTENSIVE GREEN ROOF

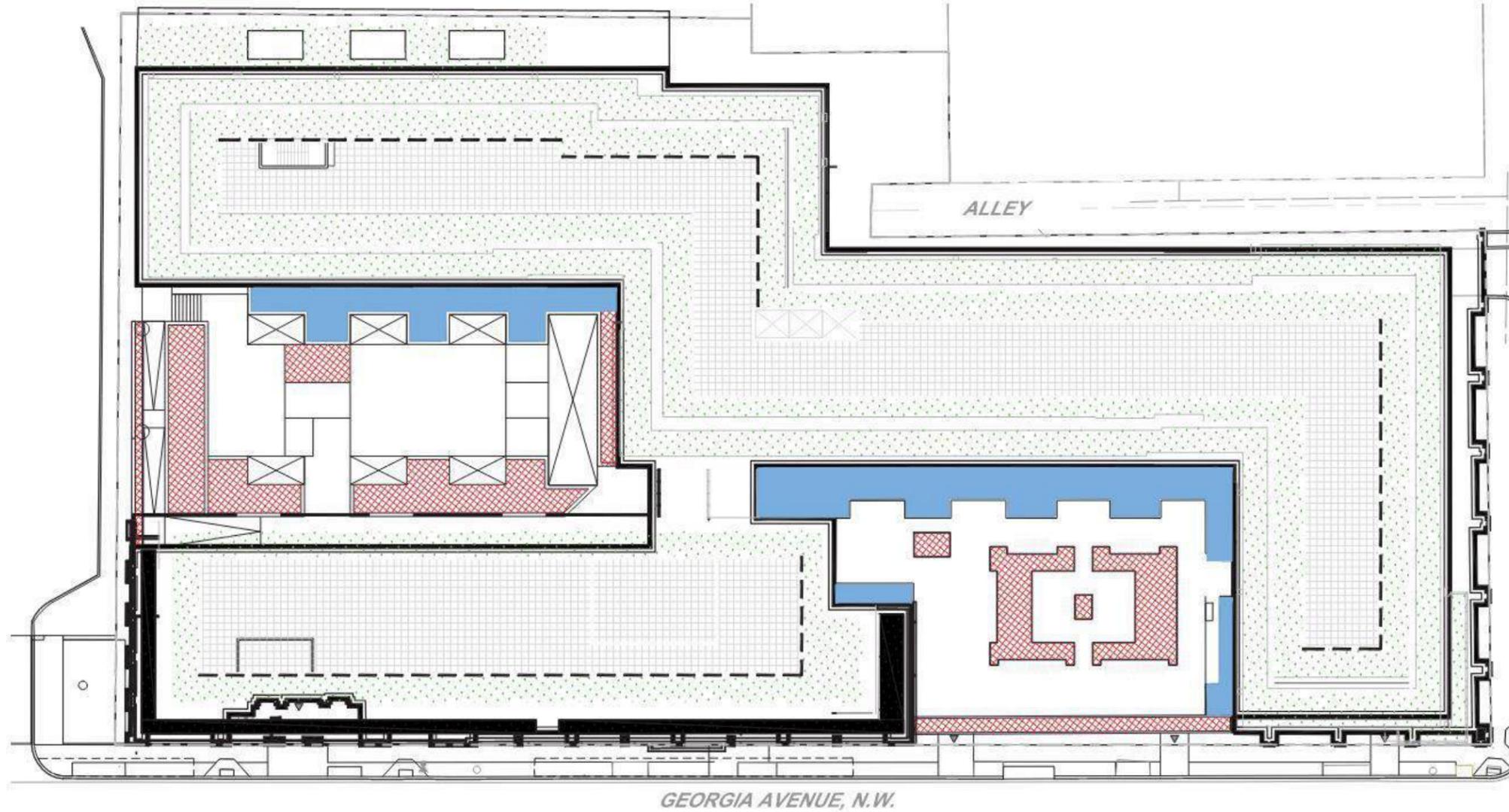


RAISED PLANTERS



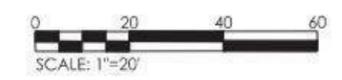
SCALE: 1" = 40'-0"

SITE PLAN



LEGEND

- BIORETENTION AREAS: 2,787 SF
LANDSCAPE ELEMENT A3
(SEE CIVIL FOR DETAILS)
- GREEN ROOF DEPTH <8": 21,019 SF
LANDSCAPE ELEMENT C1
- GREEN ROOF DEPTH 8"+: 3,363 SF
LANDSCAPE ELEMENT C2



GAR WORKSHEET

| Green Area Ratio Scoresheet | | | | | |
|--------------------------------------------------------------------|------------------------------------------------------------------------------------|---------------|---------------|--------------|---------|
| Address | Square | Lot | Zone District | | |
| 2301 Georgia Ave NW, Washington DC, 20001 | 3064 | 44 | PDR-2 | | |
| Other | Lot area (sf) | Minimum Score | Multiplier | GAR Score | |
| | 69,312 | .3 | | SCORE: 0.309 | |
| Landscape Elements | | | | | |
| A | Landscape Elements | | Square Feet | Factor | Total |
| Landscape areas (select one of the following for each area) | | | | | |
| 1 | Landscape areas with a soil depth < 24" | square feet | 0 | 0.30 | - |
| 2 | Landscape areas with a soil depth ≥ 24" | square feet | 0 | 0.60 | - |
| 3 | Bioretention facilities | square feet | 2,787 | 0.40 | 1,114.8 |
| B Plantings (credit for plants in landscaped areas from Section A) | | | | | |
| 1 | Groundcovers, or other plants < 2' height | square feet | 10,000 | 0.20 | 2,000.0 |
| 2 | Plants ≥ 2' height at maturity - calculated at 9-sf per plant | # of plants | 1,010 | 0.30 | 2,727.0 |
| 3 | New trees with less than 40-foot canopy spread - calculated at 50 sq ft per tree | # of trees | 10 | 0.50 | 250.0 |
| 4 | New trees with 40-foot or greater canopy spread - calculated at 250 sq ft per tree | # of trees | 0 | 0.60 | - |

| | | | | | | |
|------------------------------|---------------------------------------------------------------------------------------|-------------|--------|------|-------------|----------|
| 5 | Preservation of existing tree 6" to 12" DBH - calculated at 250 sq ft per tree | # of trees | 0 | 0.70 | # of trees | - |
| 6 | Preservation of existing tree 12" to 18" DBH - calculated at 600 sq ft per tree | # of trees | 0 | 0.70 | # of trees | - |
| 7 | Preservation of existing trees 18" to 24" DBH - calculated at 1300 sq ft per tree | # of trees | 0 | 0.70 | # of trees | - |
| 8 | Preservation of existing trees 24" DBH or greater - calculated at 2000 sq ft per tree | # of trees | 0 | 0.80 | # of trees | - |
| 9 | Vegetated wall, plantings on a vertical surface | square feet | | 0.60 | square feet | - |
| C Vegetated or "green" roofs | | | | | | |
| 1 | Over at least 2" and less than 8" of growth medium | square feet | 21,019 | 0.60 | square feet | 12,611.4 |
| 2 | Over at least 8" of growth medium | square feet | 3,363 | 0.80 | square feet | 2,690.4 |
| D Permeable Paving*** | | | | | | |
| 1 | Permeable paving over 6" to 24" of soil or gravel | square feet | | 0.40 | square feet | - |
| 2 | Permeable paving over at least 24" of soil or gravel | square feet | | 0.50 | square feet | - |

| | | | | |
|-----------|---------------------------------|------------------------------|--------|--------|
| E Other | | square feet | | |
| 1 | Enhanced tree growth systems*** | 0 | 0.40 | - |
| 2 | Renewable energy generation | 0 | 0.50 | - |
| 3 | Approved water features | 0 | 0.20 | - |
| | | sub-total of sq ft = | 46,759 | |
| F Bonuses | | square feet | | |
| 1 | Native plant species | 0 | 0.10 | - |
| 2 | Landscaping in food cultivation | 0 | 0.10 | - |
| 3 | Harvested stormwater irrigation | 0 | 0.10 | - |
| | | Green Area Ratio numerator = | | 21,394 |

DOEE/WPD 09-2016