

Section 3

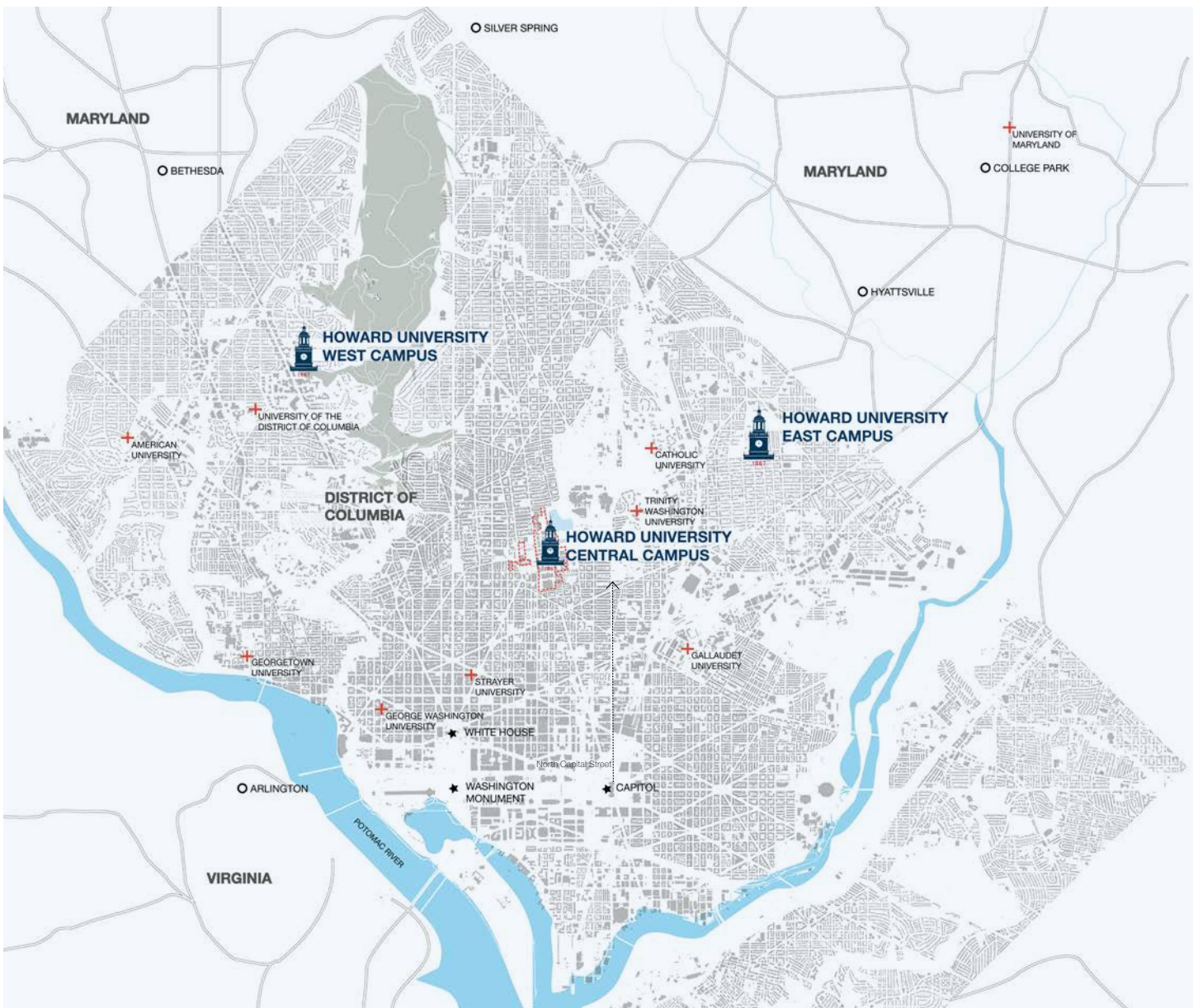
Existing Central Campus

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3.1 Central Campus Context

Howard University has three Campuses in the District of Columbia: East, West, and Central. The Central Campus has occupied its current location since 1867 when the Freedmen’s Bureau purchased the first three acres. Later that year, Howard purchased an additional 150 acres, which includes much of the present Central Campus. This land was purchased from Mr. John A Smith and was originally part of Effingham Farm. The West Campus, located at 2900 Van Ness Street in northwest DC, approximately 4 miles from the Central Campus, was acquired in 1976. The West Campus is currently the home of the University’s Law and Divinity programs. The East Campus is approximately 3 miles from the Central Campus at 1400 Shepherd Street in northeast DC.

The 85-acre Central Campus is in the District’s Ward 1 in northwest quadrant, which is north of the National Mall and west of North Capitol Street. It is the largest of the four quadrants of the District (NW, NE, SW, and SE), and it includes the central business district, the Federal Triangle, and the museums along the northern side of the National Mall, as well as such neighborhoods as Petworth, Dupont Circle LeDroit Park, Georgetown, Adams Morgan, Embassy Row, Glover Park, Tenleytown, Foggy Bottom, Cleveland Park, Columbia Heights, Mount Pleasant, Palisades, Shepherd Park, Crestwood, Bloomingdale, and Friendship Heights.

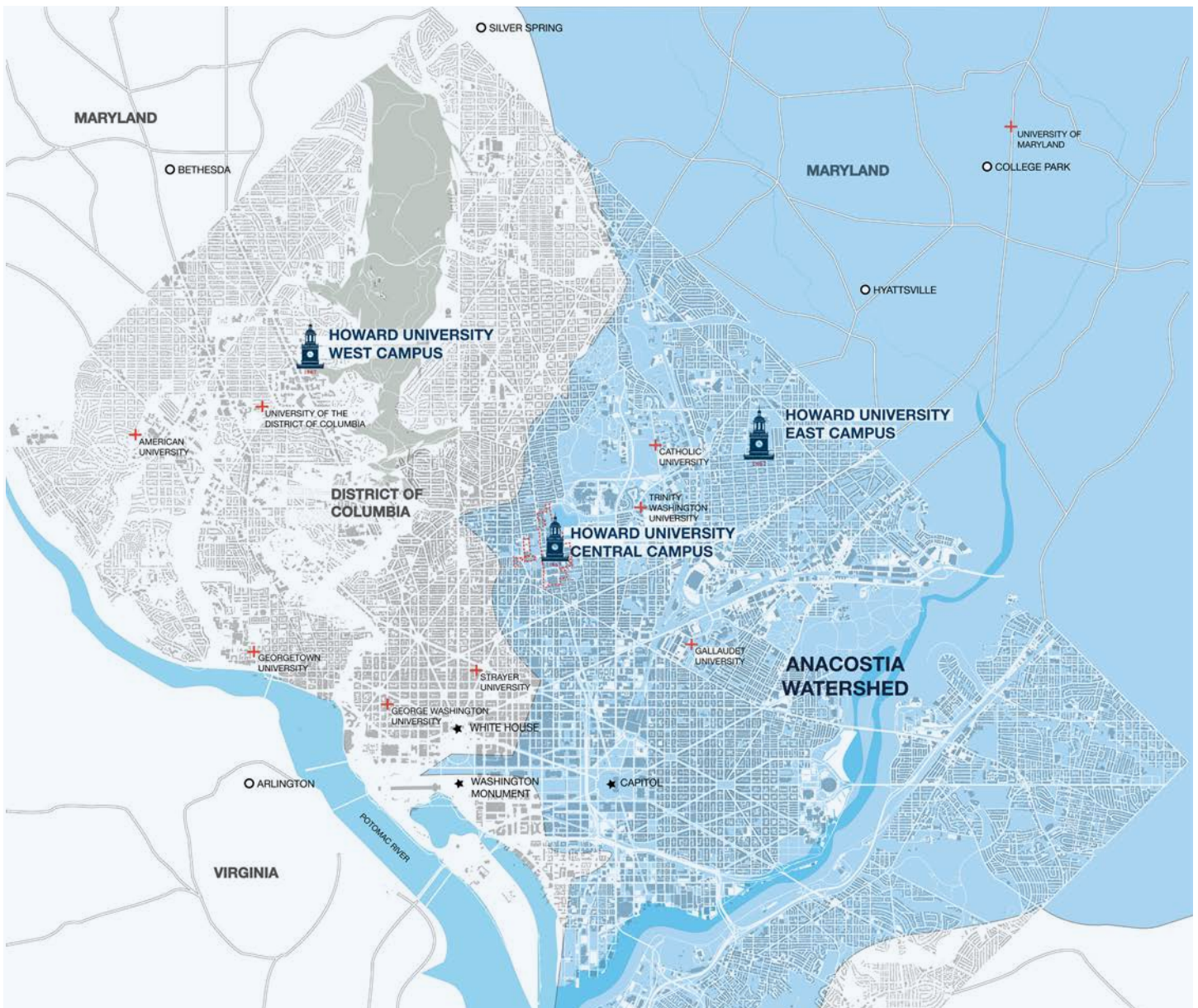


Howard West Campus

Howard Central Campus

Howard East Campus

Figure 3.1: Howard University DC Campuses



3.1.1 Anacostia Watershed

The Anacostia River watershed is home to 43 species of fish, some 200 species of birds and more than 800,000 people. The river flows through Montgomery and Prince George's Counties in Maryland and past the Capital in the District.

At 176 square miles, the watershed is one of the most urbanized in the United States. Over centuries, it lost over 70% of forestland and 6,500 acres of wetlands. Impervious surfaces now cover 25% of the watershed. Although the watershed has historically suffered from trash, toxins, sewage, runoff, oil, heavy metals and more due to adjacent agricultural, industrial and urban land uses, the Anacostia River and its watershed are steadily improving.

The river and its surrounding parklands hold enormous potential to provide abundant open space, beauty, wildlife habitat and a variety of recreational amenities.

Many government agencies and non-profit organizations are involved in various activities to improve and plan for the future of the Anacostia River. Some agencies collaborate through a variety of partnerships including the Anacostia Watershed Restoration Partnership, the Leadership Council for a Cleaner Anacostia, and the Urban Waters Federal Partnership.

Figure 3.2: Anacostia Watershed

3.1.2 DC Comprehensive Plan

Under the DC Code, the Comprehensive Plan is the one plan that guides the District’s development, both broadly and in detail. Thus, it carries special importance in that it provides overall direction and shapes all other physical plans that District government adopts. In fact, all plans relating to the city’s physical development should take their lead from the Comprehensive Plan, building on common goals and shared assumptions about the future.

In 2016, the District commenced an ambitious process to amend the Comprehensive Plan, involving public hearings, engagement, and dialogue, and was submitted to City Council for review in 2020. What follows are relevant excerpts from the current Comprehensive Plan, as well as the what has been proposed by the Office of Planning to the Council as part of the ongoing amendment process.

3.1.2.1 Three Tiers of Planning

The District maintains a three-tiered system of city planning comprised of:

1. Citywide policies (The Citywide Elements);
2. Ward-level policies (The Area Elements); and
3. Small Area policies (The Small Area Plans).

The Citywide elements each address a topic that is citywide in scope, followed by an Implementation Element.

The Area Elements focus on issues that are unique to particular parts of the District. The Small Area Plans are not part of the Comprehensive Plan, but supplement the Comprehensive Plan by providing detailed direction for areas.

The Land Use Element

Ensure the efficient use of land resources to meet long-term neighborhood, citywide, and regional needs; to help foster the Districts goals; to protect the health, safety, and welfare of District residents, institutions, and businesses; to sustain, restore, or improve the character and stability of neighborhoods in all parts of the city; and to effectively balance the many activities that take place within the District boundaries.

Institutional Uses (LU-3.2)

Ensure that large non-profits, service organizations, private schools, seminaries, colleges and universities, and other institutional uses that occupy large sites within residential areas are planned, designed, and managed in a

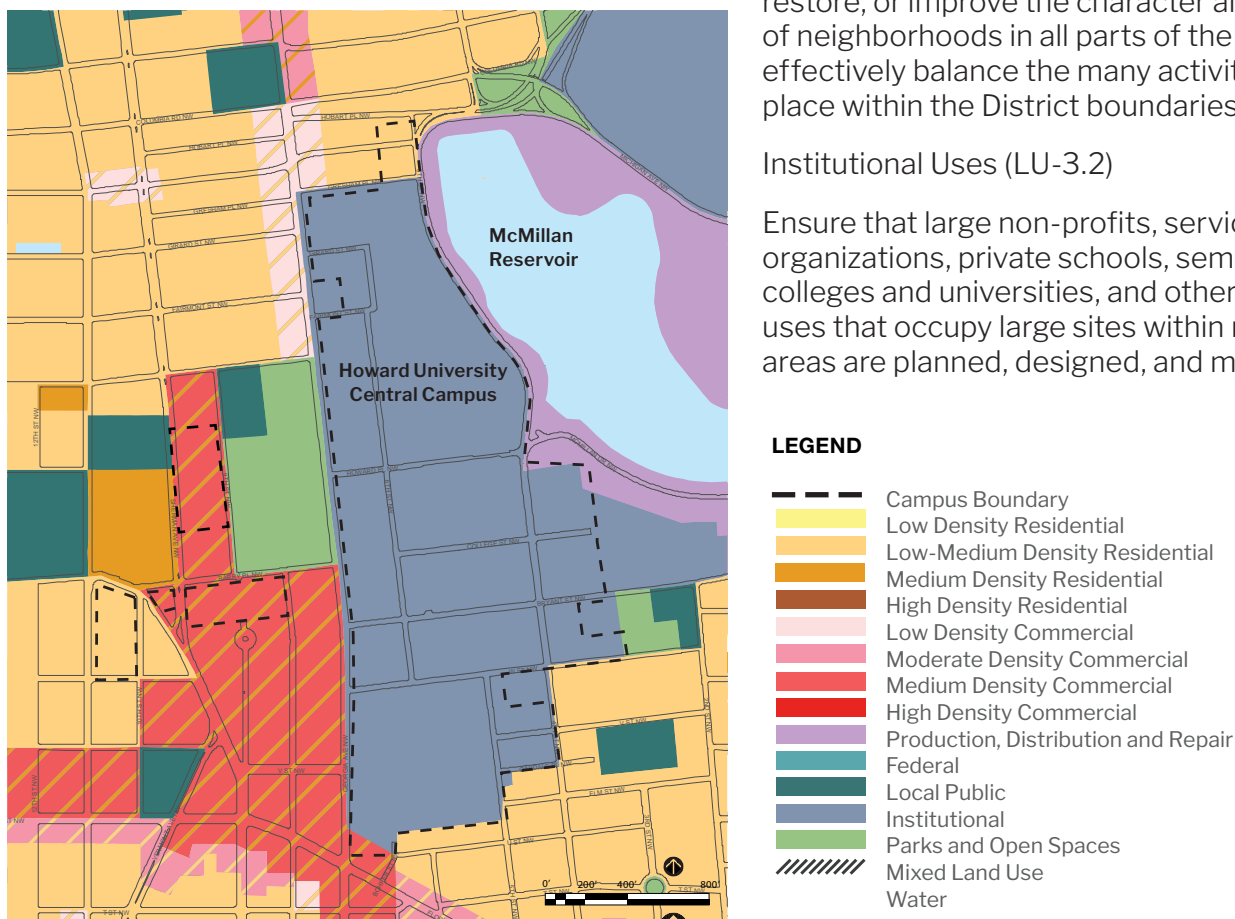


Figure 3.3: DC Comprehensive Plan Future Land Use Map

way that minimizes objectionable impacts on adjacent communities.

The Mid-City Element

Policy MC-2.1.4: Howard University

Encourage and strongly support continued relationship-building between Howard University and the adjacent residential neighborhoods. Work with Howard University in the abatement of any outstanding community issues such as the redevelopment of vacant property, façade/building enhancements, and buffering issues associated with campus expansion. Stimulate joint development opportunities with the University that benefit students and surrounding residents.

The “DUKE” Small Area Plan

In 2004, the District completed a Strategic Development Plan for the Uptown Destination District (called “DUKE”), focusing on the area along U Street between 6th Street and 13th Street and along 7th Street/Georgia Avenue between Rhode Island Avenue and Barry Place.

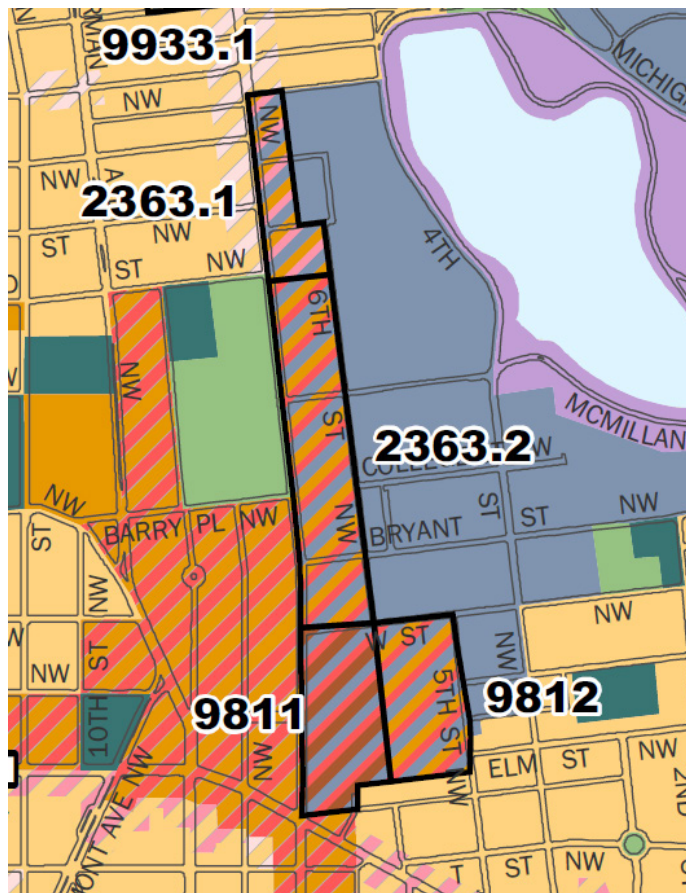


Figure 3.4: OP Proposed Future Land Use Map Amendment

3.1.2.2 Comprehensive Plan Maps

The Comp Plan is generally summarized into two maps – the Generalized Policy Map (GPM) and the Future Land Use Map (FLUM), which together are intended to provide a generalized guide for development and conservation decisions. Both maps represent a generalized depiction of anticipated changes through the horizon year of the comprehensive plan.

Future Land Use Map

This map’s color-coded categories express public policy on future land uses across the city. Preparation of this map is required by DC Law to “represent the land use policies set forth in the proposed Land Use Element,” using “standardized colors for planning maps.”

Land use patterns reveal a large city “core” surrounded by an inner ring of moderate to high density residential and mixed-use neighborhoods, extending west to Georgetown, north to Capitol Heights and Petworth, east across Capitol Hill, and south to the Anacostia River and Near Southwest.

Many of the District’s jobs are associated with federal facilities and institutional uses, which together make up about 13 percent of its land area. Institutional lands appear throughout the city, but are especially prevalent in the three Northwest Planning Areas and in Upper Northeast.

This document includes vignettes of the OP proposed FLUM, which shows multiple land use types within the Central Campus boundary.

Generalized Policy Map

This map should be used to guide land use decision-making in conjunction with the Comprehensive Plan text, the Future Land Use Map, and other Comprehensive Plan maps.

Policy LU-2.3.7: Non-Conforming Institutional Uses

Carefully control and monitor institutional uses that do not conform to the underlying zoning to ensure their long-term compatibility. In the event such a uses are sold or cease to operate as institutions, encourage conformance with existing zoning and continued compatibility with the neighborhood.

3.1.3 Campus Zoning and Land Use

The Howard University property within the Central Campus Boundary lies within a variety of zone classifications. The underlying zone for the majority of the campus is the Residential Apartments-2 (RA-2) Zone that allows all university uses as special exception to the Zoning Regulations. Large institutions, such as colleges and universities, are required to prepare and submit a plan to the DC Zoning Commission for approval.

A campus plan is treated in the same manner as a special exception. Amendments to the campus plan are submitted as necessary, as the plan is expected to evolve over time.

The adjacent Existing Zoning Map (Fig. 3.7) depicts the various zoning classifications within the Howard University campus boundary, as well as for areas adjacent to the campus. Each zoning classification found within the campus boundary is described in the following charts.

Residential Apartment-2 (RA-2) The underlying RA-2 zone allows moderate density residential uses and is intended to permit flexibility of design

by permitting all types of urban residential development as well as compatible Institutional uses. Universities and Colleges are permitted in the RA-2 zone by special exception. Such institutions are to be located so as not be objectionable to neighboring properties.

Residential Family-1 (RF-1) There is a one-block area located in the southern part of the campus occupied by a parking structure that is a RF-1 category zone. The block is bound to the north by V street NW, to the east by 4th Street NW, to the South by Oakdale Place NW, and to the West by 5th Street NW. RF-1 zone allows for areas with low- to moderate-density development, including detached dwellings, rowhouses, and low-rise apartments.

Residential Apartment-5 (RA-5) There is a RA-5 zone located within the two-block area within the boundary, but west of the core campus. The area is occupied by Howard Plaza East and West Towers. The RA-5 zone allows for areas with predominately high-density residential development.

Mixed-Use-2 (MU-2) This zone is located within the boundary, east of 6th Street NW, south

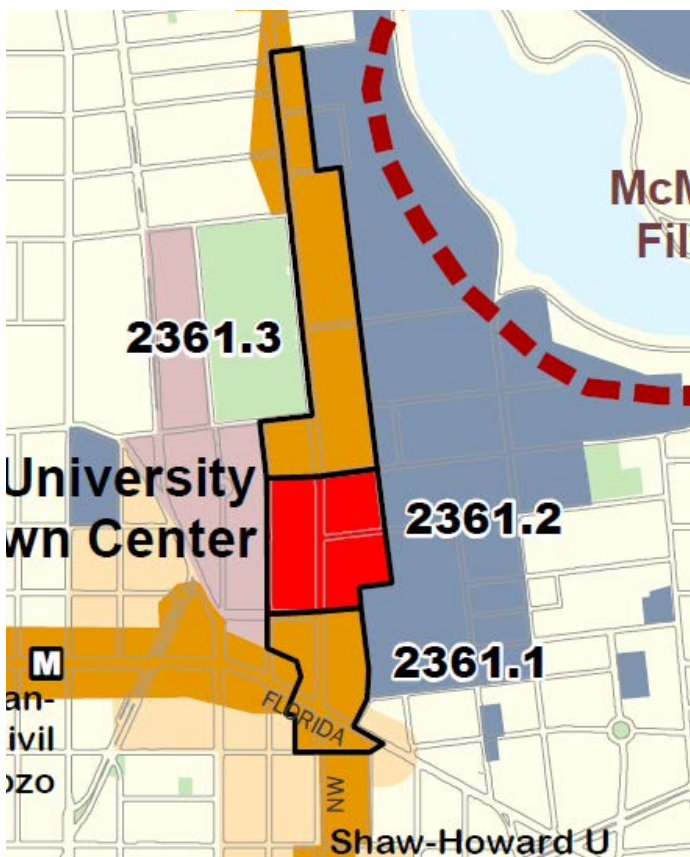


Figure 3.5: OP Proposed Generalized Policy Map Amendment

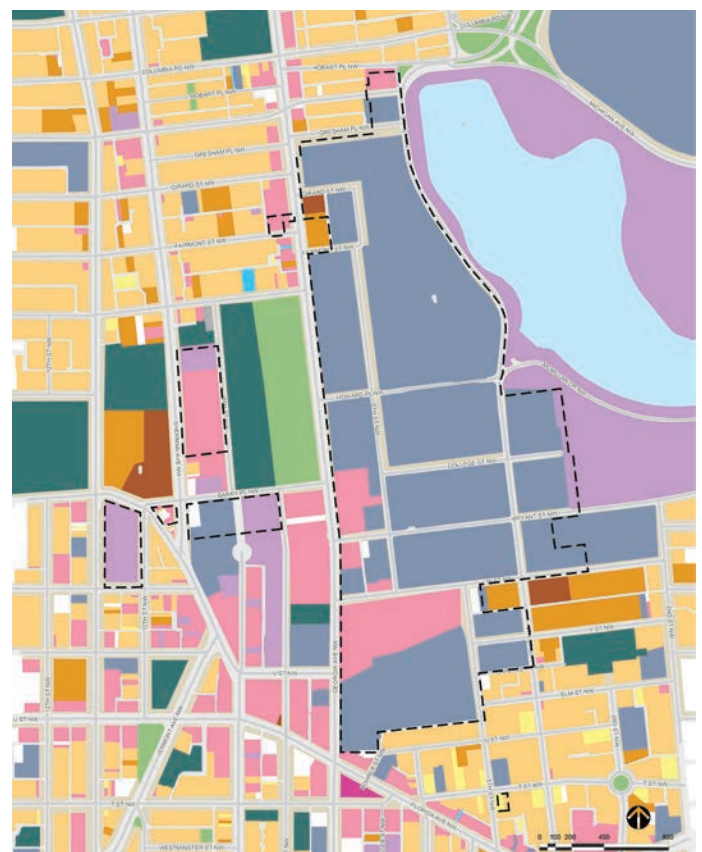


Figure 3.6: Existing DC Land Use

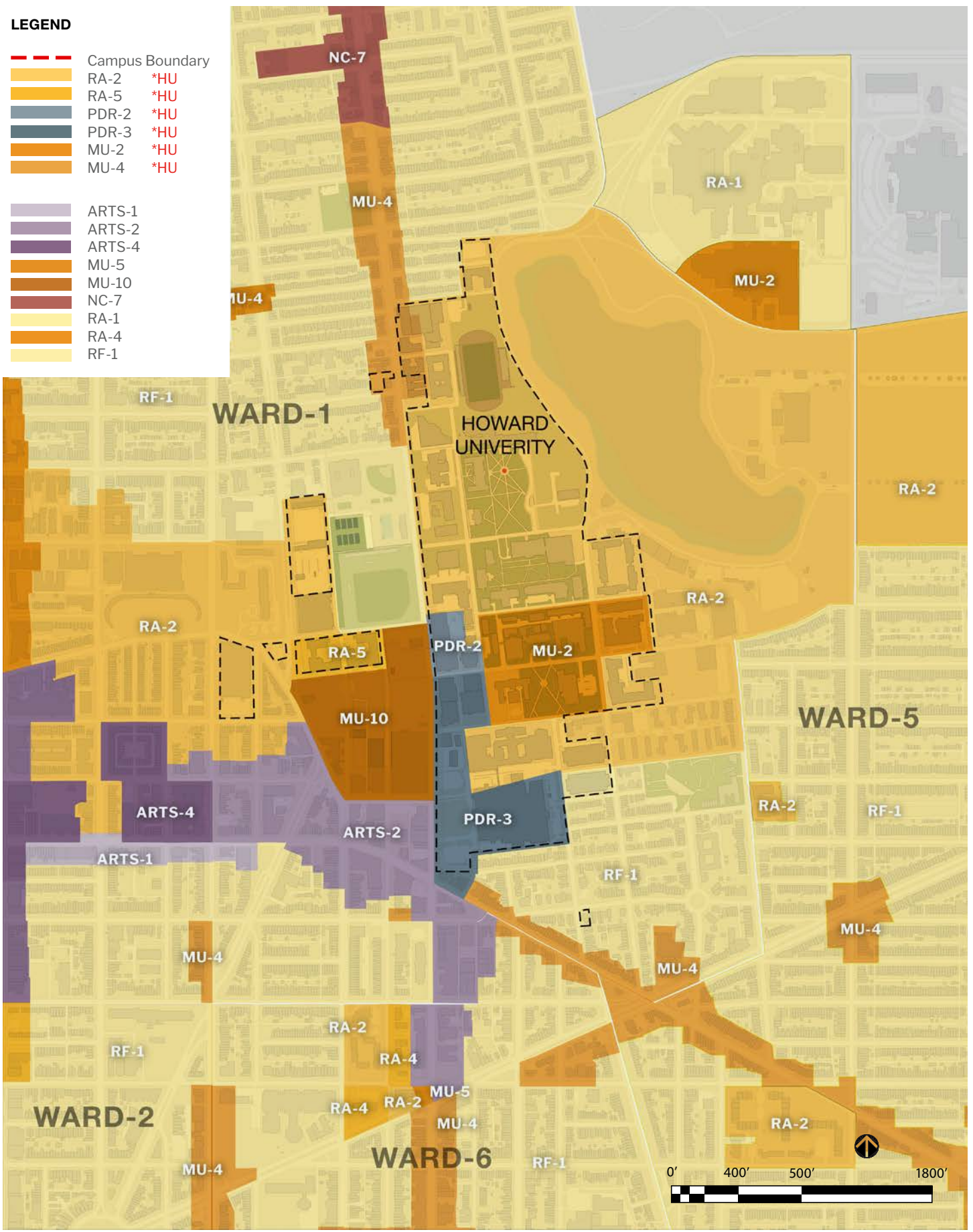


Figure 3.7: Existing Zoning Map

of College Street, and north of W St, NW. The area includes the following building: School of Communication, WHUT, WHUR-FM, the Graduate School, College Hall North, Bethune Annex, Mental Health Clinic, the College of Nursing & Allied Health Sciences, and the Stokes Health Sciences Library. The MU-2 Zone is intended to permit predominately medium-density areas with mostly residential development, but also permitting non-residential buildings.

Mixed-Use-4 (MU-4) The area bearing this designation within the boundary is located in the northwestern part of campus along Georgia Avenue. This classification includes parts of the Burr Gymnasium, the Bank Building, and Howard Manor. The MU-4 Zone is intended to permit moderate-density mixed-use development, provide shopping and business needs, housing outside the DC central core, and; be located in low- and moderate-density residential areas with access to main roadways or transit stops, employment centers, shopping and moderate bulk mixed-use centers.

Production, Distribution, and Repair-2 (PDR-2) A small area along Georgia Avenue, east of 6th Street NW, and south to Bryant Street NW bears this zoning. The area includes the Wonder Plaza, Bunche Center, and Power Plant buildings. The PDR -2 Zone is intended to permit medium density commercial and PDR activities employing a large workforce and some heavy machinery under controls that minimize adverse impacts on adjacent, more restrictive zones.

Production, Distribution, and Repair-3 (PDR-3) This zone occurs in a larger area within the boundary, along Georgia Avenue and immediately south of the PDR-2 zone. The area includes the Howard University Center, PFM Storage, Cancer Research Center, HU Hospital, Hospital Tower, and the Medical Arts buildings. The PDR-3 zone is intended to permit high-density commercial and PDR activities employing a large workforce and requiring some heavy machinery under controls that minimize any adverse impacts on adjacent, more restrictive zones.



RA-2 Residential Apartment (RA) Zone

The purposes of RA-2 zone are to:

- Permit flexibility of design by permitting all types of urban residential development if the conform to the height, density, and area requirements established for this district, and;
- Permit the construction of institutional and semi-public buildings that would be compatible with adjoining residential uses and that are excluded from the more restrictive zones.
- An institutional building or structure may be erected to a height not exceeding 90 feet, not including the penthouse, provided the building or structure shall be removed from all lot lines of its lot a distance of not less than 1 foot for each 1 foot of height in excess of that authorized in the district in which it is located above natural grade. (see Subtitle F §§ 203.2 and 203.3 for exceptions)

The RA-2 Zone provides for areas developed with predominately moderate-density residential

RA-2 Residential Apartment Zone

Zone	Floor Area Ratio (Max)	HEIGHT	Lot Occupancy	Green Area Ratio	Use Permission
RA-2	1.8	50' (90' Institutional)	60%	0.40	Subtitle U, Chapter 201.2 (K) Institutional, religious-based uses, but not including mission or temporary revival tents;

Table 3.1: RA-2 Zones



RA-5 Residential Apartment (RA) Zone

The purposes of RA-5 zone are to:

- Permit flexibility of design by permitting all types of urban residential development if the conform to the height, density, and area requirements established for this district, and;
- Permit the construction of institutional and semi-public buildings that would be compatible with adjoining residential uses and that are excluded from the more restrictive zones.

The RA-2 Zone provides for areas developed with predominately high-density residential

RA-5 Residential Apartment Zone

Zone	Floor Area Ratio (Max)	HEIGHT	Lot Occupancy	Green Area Ratio	Use Permission
RA-5	5.0 / 60 (apartment house or hotel)	90'	75%	0.30	Subtitle U, Chapter 201.2 (K) Institutional, religious-based uses, but not including mission or temporary revival tents;

Table 3.2: RA-5 Zones



MU-2 Mixed-Use (MU) Zones

The Mixed-Use zones provide for mixed-use development that permits a broad range of commercial, institutional, and multiple dwelling unit residential development at a varying densities.

The purpose of the MU-2 zone are to:

- Act as a buffer adjoining non-residential and residential areas, and to ensure that new development is compatible in use, scale, and design with the transitional function of this zone;
- Preserve and protect areas adjacent to non-residential uses or zones that contain a mix of row houses, apartments, offices, and institutions at a medium to high density, including buildings of historic and architectural merit; and
- Permit new residential development at a higher density than new office or institutional developments.

The MU-2 Zone is intended to permit medium-density areas predominantly developed with residential buildings but also permitting non-residential buildings.

MU-2 Mixed-Use Zone

Zone	Floor Area Ratio (Max)	HEIGHT	Lot Occupancy	Green Area Ratio	Use Permission
MU-2 Mixed-Use Zone	6.0 / 3.5 (non-residential)	90' (90' Institutional)	80%	0.30	Subtitle U, Chapter 201.2 (K) Institutional, religious-based uses, but not including mission or temporary revival tents;

Table 3.3: MU-2 Zones



MU-4 Mixed-Use (RA) Zone

The Mixed-Use zones provide for mixed-use development that permits a broad range of commercial, institutional, and multiple dwelling unit residential development at a varying densities. The MU-4 zone is a mixed-use zone that is intended to be applied throughout the city consistent with the density designation of the Comprehensive Plan. A zone may be applied to more than 1 density designation.

The purposes of MU-4 zone are to:

- Permit moderate-density mixed-use development;
- Permit facilities for shopping and business needs, housing, and mixed uses for large segments of the District of Columbia outside the central core; and
- Be located in low- and moderate-density residential areas with access to main roadways or rapid transit stops, and include office employment centers, shopping centers, and moderate bulk mixed-use centers.

The MU-4 Zone provides for areas developed with predominately high-density residential

MU-4 Mixed-Use Zone

Zone	Floor Area Ratio (Max)	HEIGHT	Lot Occupancy	Green Area Ratio	Use Permission
MU-4	2.5 / 1.5 (non-residential)	90'	60%	0.30	Subtitle U, Chapter 502.2 (e) General Institutional

Table 3.4: MU-4 Zones



PDR-2 Production, Distribution, & Repair (PDR) Zones

The PDR-2 zone is intended to permit medium-density commercial and PDR activities employing a large workforce and requiring some heavy machinery under controls that minimize any adverse impacts on adjacent, more restrictive zones.

PDR-2 Production, Distribution & Repair Zone

Zone	Floor Area Ratio (Max)	HEIGHT	Lot Occupancy	Green Area Ratio	Use Permission
PDR-2	4.5 / 3.0 (restricted uses)	60' (90' Institutional)	NA	0.30	Subtitle U, Chapter 201.2 (K) Institutional, religious-based uses, but not including mission or temporary revival tents;

Table 3.5: PDR-2 Zones



PDR-3 Production, Distribution & Repair (PDR) Zone

The PDR-3 zone is intended to permit high-density commercial and PDR activities employing a large workforce and requiring some heavy machinery under controls that minimize any adverse impacts on adjacent, more restrictive zones.

PDR-3 Production, Distribution & Repair Zone

Zone	Floor Area Ratio (Max)	HEIGHT	Lot Occupancy	Green Area Ratio	Use Permission
PDR-3	6.0 / 4.0 (max for restricted uses)	90'	NA	0.30	Subtitle U, Chapter 801 Matter of Right Uses (PDR): Arts, design, and creation uses; Colleg or University uses; Community-based institutional facilities; Health Care; Institutional uses, general and religious.

Table 3.6: PDR-3

3.1.4 Central Campus Boundary

The boundaries for the Central Campus are as follows: beginning at the northeastern edge 2827 Georgia Avenue, the boundary line runs east along Gresham Place to the western edge of 511 Gresham Place, north to Hobart Place, and continues east to 5th Street. Here it turns south continuing along 5th Street, past 4th Street and Howard Place to the northern edge of a quadrangle of dormitories located on 4th Street and runs behind the dorms until it reaches Bryant Street. The boundary line continues west to 4th Street then runs south to W Street and then west to the church at 5th and W Streets. It continues south along the church property to the alley paralleling V Street.

From this point it runs east to 4th Street. After running south on 4th Street, to Oakdale Place, it turns west to 5th Street and then south past Elm Street to the alley beyond the Hospital site. It turns west for approximately 600 feet, and then southwest to the intersection of U Street and Bohrer Street. At this intersection, it continues northwest to Georgia Avenue. The boundary line continues north on Georgia Avenue to Fairmont Street. Here it turns east and runs to the alley which bisects the block. At the alley it turns north and runs along the alley until it turns west at the southern edge of 654 Girard Street, to Georgia Avenue. It continues north on Georgia Avenue for approximately 520 feet, and then eastward along the southern edge of 2827 Georgia Avenue. The boundary line then runs north along the eastern edge of 2827 Georgia Avenue to Gresham Place. The Central Campus has an official mailing address of 2400 6th Street, N.W., Washington, D.C. 20059.

Included in the Central Campus boundaries are several satellite properties: the Howard Plaza Towers at 2251 Barry Place, NW; the Howard University Service Center at 2244 10th Street, NW; the Banneker Lots at 2345-2525 Sherman Avenue, NW; the Parsonage at 420 T Street, NW; a surface parking lot at the northwestern intersection of Georgia Avenue and Girard Street; and a triangular surface parking lot bounded by Barry Place to the north, Sherman Avenue to the east, and Florida Avenue to the west.

Square Number	Lot(s)
3075	0807
2885	0889
3058	0834, 0835
2882	0950, 0951, 0952, 0953, 1037
3094	0800
2872	0266, 0267, 0268, 0269, 0270, 0217, 0275, 0803, 0820, 0822, 0823, 0824
2877	0930, 0933
3064	0044, 0045, 0826, 0837
3055	0015, 0821
3057	0092
3080	0073
0330	0800
3060	0041, 0830, 0839
3065	0033, 0036, 0829, 0830, 0831, 0833
2873	1109, 1110
3068	0809, 0810
3074	0011
3063	0801
3069	0065, 0066
3072	0052, 0818

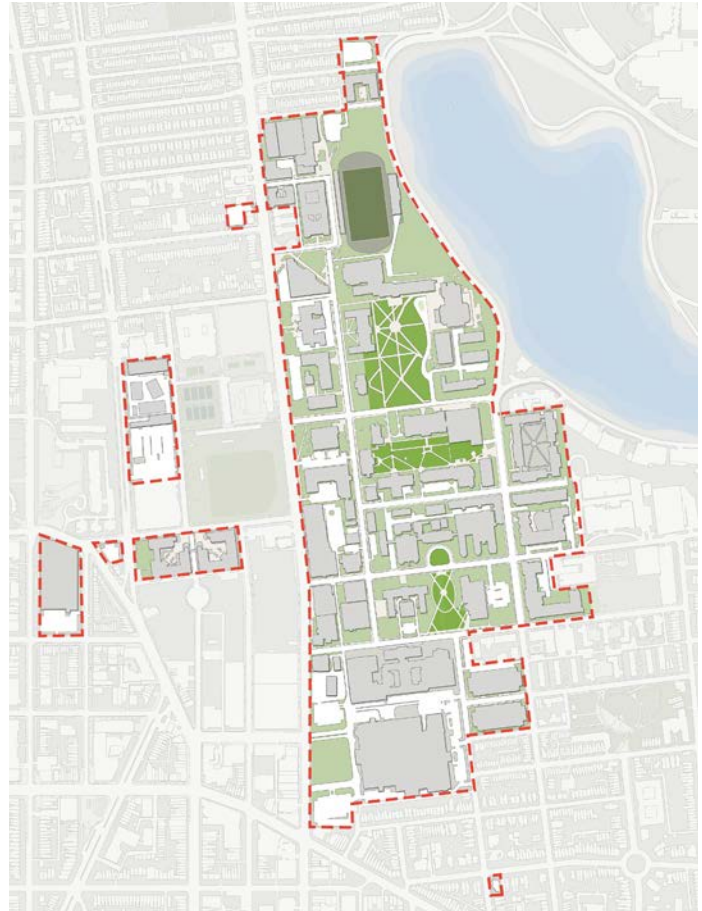


Figure 3.8: 2019 Amended HU Campus Boundary

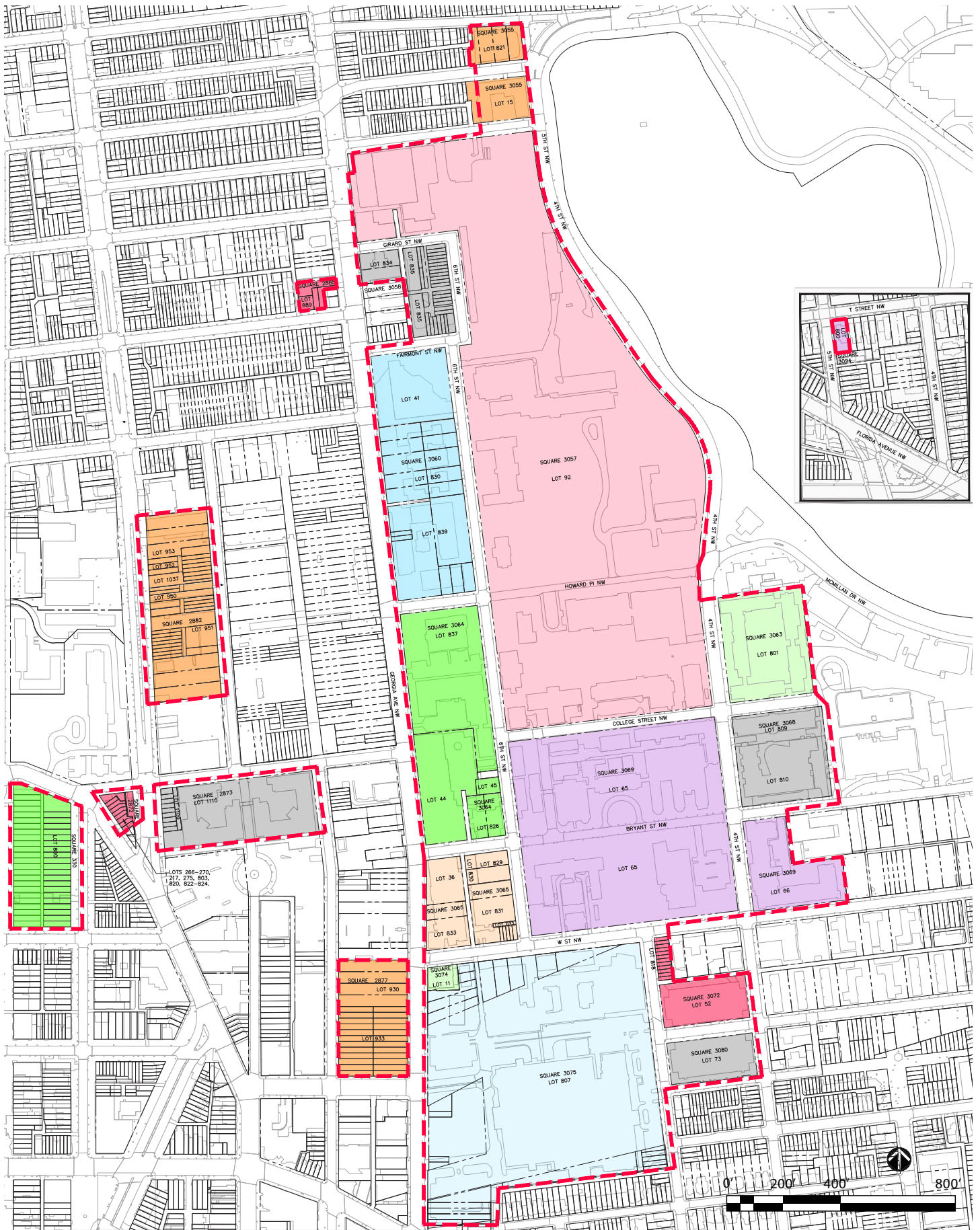


Figure 3.9: HU Campus Boundary with Squares / Lots

3.2 Campus History & Historic Resources

In 1867, when the land was first purchased for the Campus setting, it was open, hilly pasture land in Washington County with great views of Washington. The first buildings were constructed on the hill, just north of College Street, to take advantage of the views. The hill area was originally designated the “Upper Quadrangle,” and today is known as the ‘Yard’. Much of the life of the Campus took place on the Yard as residence halls for students and houses for professors lined the green open space. As the multi-purpose activity node for the Campus, activities from football games to commencement ceremonies, academic and social events all took place on this central open space.

3.2.1 Character & Development History

The earliest university records for graphic master plans are represented in a 1919 drawing generated by the National Park Service. The Campus was not formally landscaped in the beginning but was improved by planting trees. Originally, the central path known as the Long Walk was simply an unpaved walkway that connected two buildings—the Main Building and Clark Hall— on either side of the Yard. Trees lined the path on both sides.

Campus quadrangles remain the primary iconic spaces on collegiate campuses, serving as the forum for everyday Campus life. These open spaces are flexible for formal and informal gatherings, including small groups, informal games, and large events.

University Architect Albert Cassell’s 1932 Campus Master Plan established an enduring campus framework and many iconic buildings, and is considered by many to be the foundational master plan for the University. The University has developed eight (8) comprehensive master plans and one (1) interim master plan since 1932.

The design of the Howard University campus is traditional in its organization, with views that are oriented into quadrangles from various points on Campus and are framed by landmark building elements. These active spaces are complemented



The Main Building and Miner Hall (both demolished)



Early View of North Eastern Campus and McMillan Reservoir



Freedmen's Hospital

by multiple points of entry and strong visual connections to the buildings that surround them.

The hillside area also originally provided views of the McMillan Reservoir, built in the 1880s and the neighboring McMillan Slow Sand Filtration Plant (1902-1905). The reservoir was built on the site of Smith Spring, one of the springs previously used for drinking water. Washington's earliest residents relied on natural springs, but this came to be inadequate as the city's population grew. In 1850, Congress determined that the Potomac River should be the city's principal source of water.

The reservoir, located on the corner of Michigan and North Capitol Streets in Washington, DC, was a key part of the District's water filtration from the early 20th century and presently still serves the Downtown and SE Washington areas. It was originally called the Howard University Reservoir or the Washington City Reservoir and was completed in 1902 by the U.S. Army Corps of Engineers.

The land that surrounds the reservoir was designed by Frederick Law Olmsted, Jr. in the early 20th century to provide a natural barrier around the perimeter. Olmsted's design also included a public park and playground to the southwest end of the reservoir, featuring a memorial fountain to Senator James McMillan.

HU Land Area Calculation by Square/Lot

New/ Existing	Square	Lot	Lot Sqft	Footprint	GSF	FAR
Existing	0330	0800	42,646	36,063	22,173	0.52
Existing	2872	0266, 0267, 0268, 0269, 0270, 0217, 0275, 0803, 0820, 0822, 0823, 0824	9,915	0	0	0.00
Existing	2873	1109, 1110	113,401	57,645	573,687	5.06
Existing	2882	0950, 0951, 0952, 0953, 1037	138,616	12,623	12,623	0.09
Existing	3055	0015, 0821	52,670	16,243	88,979	1.69
Existing	3057	0092	1,329,765	337,306	1,143,031	0.86
Existing	3058	0834, 0835	59,860		75,000	1.25
Existing	3060	0041, 0830, 0839	227,132	78,743	341,886	1.51
Existing	3063	0801	107,553	46,587	216,319	2.01
Existing	3064	0044, 0045, 0826, 0837	217,762	109,087	318,583	1.46
Existing	3065	0033, 0036, 0829, 0830, 0831, 0833	89,432	65,904	219,897	2.46
Existing	3068	0809, 0810	99,145	57,353	138,829	1.40
Existing	3069	0065, 0066	491,255	163,688	322,294	0.66
Existing	3072	0052, 0818	52,457	34,083	136,332	2.60
Existing	3074	0011	9,057	10,123	30,396	3.36
Existing	3075	0807	641,070	296,087	1,168,647	1.82
Existing	3080	0073	44,340	34,327	137,308	3.10
Existing	3094	0800	5,750	0	0	0.00
Totals			3,731,826	1,355,862	4,945,984	1.33

Table 3. 7: Existing FAR

LEGEND

- - - Campus Boundary
- Existing Buildings
- Open Space
- Formal Landscape
- Athletic Field



Figure 3.10: Existing Campus

3.2.2 Architectural Character of the Campus

The prevailing architectural character of Howard University's Central Campus is largely the result of three distinct phases of development: first, the initial development of the campus following its inception in 1867; second, the early 20th-century development and expansion in the 1920s-30s spearheaded by University Architect Albert Cassell; and third, the development and expansion following World War II. These phases of development are all represented in the architectural styles of extant buildings on the campus.

Except for two buildings – Howard Hall and the Andrew Rankin Memorial Chapel – all of Howard University's early buildings (constructed before 1900) have been demolished. Howard Hall is reflective of the Second Empire style, while Andrew Rankin Memorial Chapel is reflective of the Gothic Revival style.

By the 1900s, the campus largely consisted of wood frame buildings; however, donations

and Congressional appropriations allowed for the construction of several buildings that were designed following the Beaux Arts, Neoclassical, and Colonial Revival Style, including the Carnegie Building. The buildings were not built in accordance with any Master Plan, resulting in a largely informal and pastoral campus.

By the 1920s, it became apparent to the Department of the Interior, the agency responsible for oversight of the Campus, that many of Howard's facilities were in poor condition. In response to a comprehensive survey conducted in 1927 that confirmed the substandard condition of the majority of Howard's facilities, famed African American architect Albert I. Cassell, Howard University's official architect, was tasked with organizing, designing, and implementing the University's first official development program. The physical expansion of the campus was largely made possible by funding secured through the Public Works Administration. In addition to developing an second Master Plan for the campus (the first, completed in 1919, was never implemented), Cassell designed ten buildings



Figure 3.11: 1932 Cassell HU Master Plan Rendering

(Founders Library, Douglas Hall, Chemistry Building, three women's dormitories, the Home Economics and Dining Hall Building, and the Gymnasium), an underground steam tunnel to serve the campus buildings, and an athletic field to accommodate increased student enrollment. With the intent of transforming the campus into a more architecturally cohesive unit, the Cassell Master Plan, completed in 1932, proposed buildings that would be designed in the Beaux Arts, Neoclassical Revival, and Colonial Revival styles – buildings that were symmetrical and offered a formal elegance and classical appeal.

While Cassell was responsible for a large part of the building campaign that took place between 1931 and 1941, other architects were commissioned to take part in the expansion effort. In 1938, prominent African American architects Hilyard R. Robinson and Paul R. Williams were commissioned to design a new men's dormitory. The design of both buildings prescribed to the architectural character laid out in Cassell's 1932 Master Plan.

The building campaign of the 1930s came to a halt in 1941 due to national defense activities and entry of the United States into World War II.

Following World War II, the General Services Administration (GSA) was tasked with developing another master plan for the campus. The resulting 1951 Master Development Program called for the construction of 24 new buildings to accommodate an explosion in student enrollment. Under GSA's purview, new buildings constructed on the campus were Modernist in style with flat roofs and repetitive fenestration – buildings that starkly contrasted with the Classical and Colonial Revival gabled-roofed buildings constructed in the 1930s. In 1952 Robinson and Williams designed Howard University's first purpose-built Modernist building, the Department of Engineering and Architecture Building (now Lewis King Downing Hall). During the following decade, fifteen buildings were completed, all in the modernist-style. Wheatley Hall and Baldwin Hall, both built in 1951, were the only buildings built during this time that did not conform to the Modernist aesthetic. Instead, they reflected a simplified, Colonial Revival style, and served to complete the 1930's-era Women's Dormitory Quadrangle (Tubman Quadrangle) designed by Cassell.



Carnegie Hall



Douglas Hall



Downing Hall



Freedman's Hospital (C. B. Powell Building)



During this period the generous open spaces that characterized the Campus prior to World War II gave way to a more densely built landscape with buildings set close to the street and minimal distances between buildings. This break with tradition followed national architectural trends.



The campus continued to expand outward during the last quarter of the 20th century as enrollment continued to increase. As a result of the 1950s and 1960s building campaigns, the University had largely taken on the character of an urban environment, thus violating the hierarchy of spaces presented in Cassell's plan. Many of the existing buildings were expanded. The University developed the Howard University Hospital at the southern end of the campus, developed graduate housing west of Georgia Avenue, and acquired existing buildings and parcels of land on the periphery of the campus. Buildings developed during this period were contemporary in style and did not necessarily adhere to the prevailing architectural character of the campus. This period also saw the construction of several surface parking lots and parking structures.



While many of the buildings constructed during the University's early years have been demolished, the Central Campus retains its early-20th century Neoclassical and Colonial Revival as well as its mid-20th century Modernist style architectural character.



3.2.3 Historic Landmark Properties

Howard University's Central Campus includes one National Historic Landmark (NHL) historic district and one individual NHL building. The National Historic Landmark district encompasses Frederick Douglass Memorial Hall, Founders Library, Andrew Rankin Memorial Chapel, the Carnegie Building, and their immediate surroundings on the Upper and Lower Quadrangles.

The district was recognized as an NHL in 2001 because of its association with the development of the U.S. Civil Rights Movement during the 1940s and 1950s. During this period, within the buildings of the district, nationally prominent lawyers including Charles Hamilton Houston and Thurgood Marshall developed the legal strategies that would challenge and eventually defeat racial segregation laws in the United States.

In 1974, Howard Hall was designated an NHL because of its association with General Oliver Otis Howard, one of the founders and an early president of Howard University. Howard served as a general in the Union Army, and between 1865 and 1874, he was commissioner of the Bureau of Refugees, Freedmen, and Abandoned Lands, which was established by Congress to aid former slaves through education, health care, and employment.

Howard University owns one additional NHL-listed property that is not located on the Central Campus and is outside the Master Plan study boundary. It is the Mary Church Terrell House which was designated as an NHL in 1975 and is located at 326 T Street, NW in the LeDroit Park neighborhood.

National Historic Landmark Buildings

- Oliver Otis Howard Hall (33)

Properties Located Within A National Historic Landmark District

- Andrew Rankin Memorial Chapel (50)
- Andrew Carnegie Building (12)
- Founders Library (29)
- Frederick Douglas Memorial Hall (23)
- Upper and Lower Quadrangles

National Register Listings

Howard University's Main Campus includes two buildings that are listed on the National Register of Historic Places:

- Miner Normal School (Miner Building, 14)
- Oliver Otis Howard Hall (33)

DC Inventory Listings

- Miner Normal School (Miner Building, 14)
- Oliver Otis Howard Hall (33)

3.2.5 Historic Preservation Study

The University is engaged in an ongoing study of historic resources at the Central Campus, which shall be integrated as an addendum to the 2020 Plan.

LEGEND

- Campus Boundary
- Existing Buildings
- Future Mixed-Use Boundary
- National Historic Landmark (NHL/NRHP)
- National Register of Historic Places (NRHP) / DC Inventory of Historic Sites

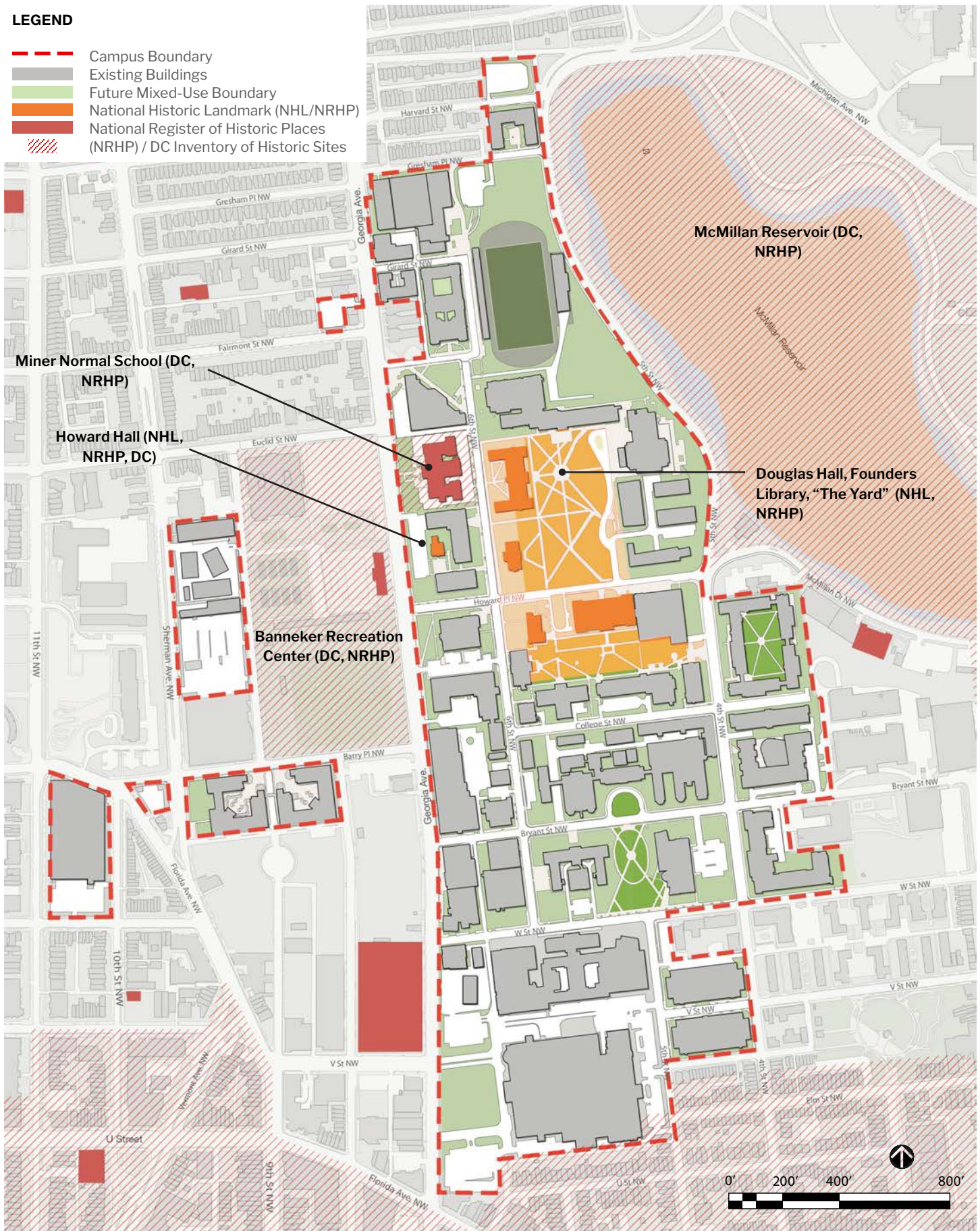


Figure 3.12: Historic Resources

LEGEND

- - - Campus Boundary
- Academic
- Research/Libraries
- Administration
- Athletic
- Dormitories
- Service/Support
- HU Hospital
- Parking

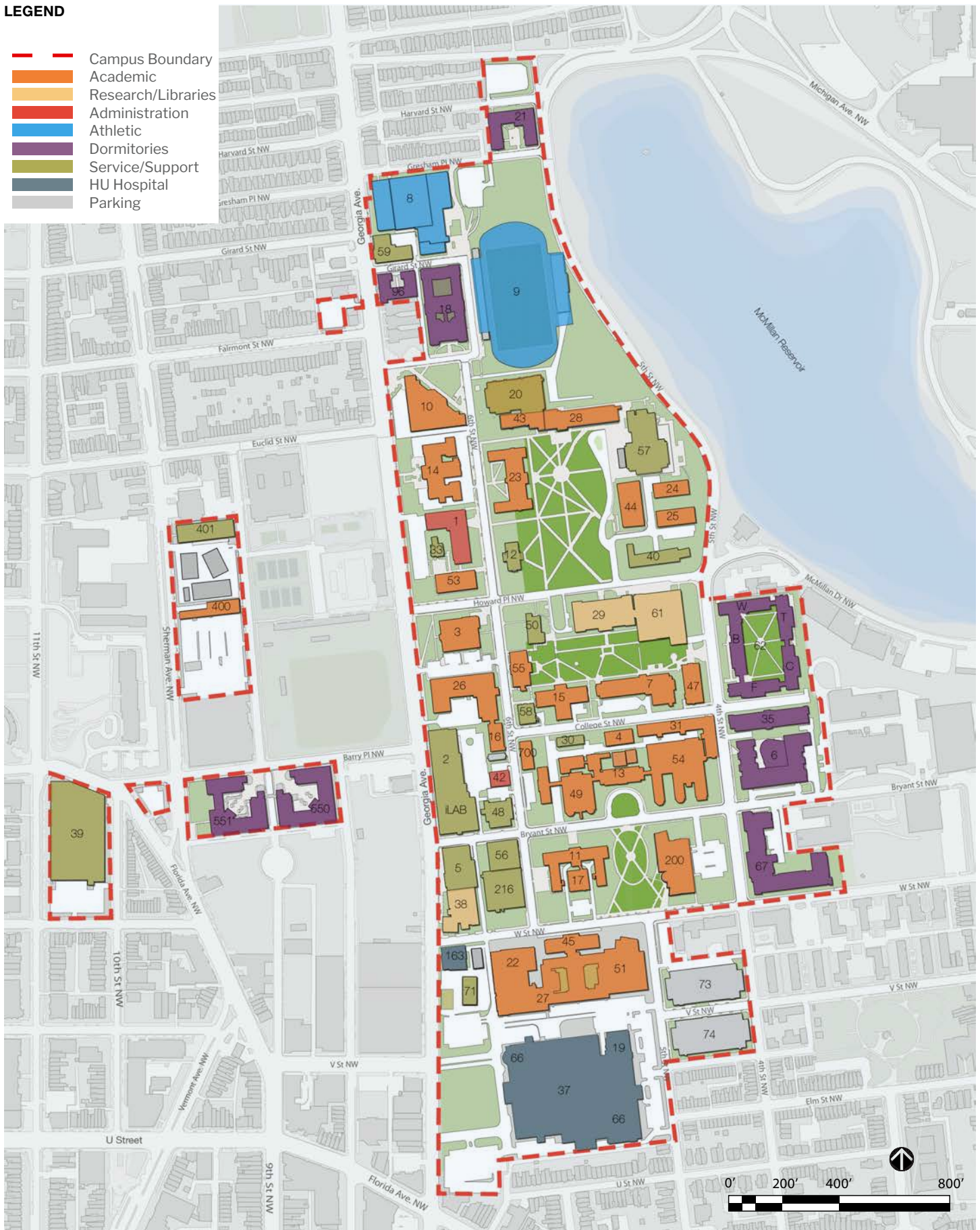


Figure 3.13: Central Campus Building by Use

3.3 Existing Buildings by Use

Howard University has over six million square feet of space in seventy-four buildings within its Central Campus boundary. For this campus plan, HU identified space/building typologies that include Academics, Administrative, Athletics, Health Care, Libraries/Research, Residence Halls, Support, Parking, and Other.

Concentrated at the north end of the campus are athletic & recreation functions with the Burr Gymnasium and Greene Stadium located along Georgia Avenue NW and 4th Street NW, respectively. Academic and student support/service functions (library, instructional, student union, and administration facilities, etc.) occupy the campus core, from south of the stadium to V Street NW. The academic core is concentrated around the upper and lower quadrangles, with engineering, communications, and health sciences facilities located between College and V streets. The southernmost section of the Central Campus is home to Howard University Hospital.

Academic facilities include those that directly support the schools and colleges, and include instructional spaces as well as officing for units.

Administrative facilities include all facilities dedicated to university administrative functions. Buildings listed as support include student service and support functions – such as the Blackburn University Center, and the Bethune Annex Cafeteria, and university-wide support functions such as the Power Plant, Howard University Service Center, and the radio and television stations. Health care includes the HU Hospital, Cancer Research Center, Mental Health, and Medical Arts Buildings. The library facilities support the curriculum and research of the university faculty and students. Although research endeavors occur across the campus, the facilities identified as research, such as the Interdisciplinary Research Building, focus primarily on the support of research.

The residence hall facilities provide housing for undergraduate and graduate students, and the “other” category covers a variety of types that do not easily fit a typical higher education category, such as the Rankin Chapel, the Parsonage, and the HU Community Association facilities. Lastly, included in the total space/building inventory are the two University parking structures that primarily serve HU Hospital complex.

Academic	Research/Libraries	
3 School of Architecture and Planning	29 Founders Library	33 Howard Hall
4 Chemistry Laser Research	38 Interdisciplinary Research Building	34 Bethune Annex Cafeteria
7 Biology Building	61 Undergraduate Library	39 HU Service Center
10 School of Business	Administration	41 HU Security Substation
11 School of Nursing & Allied Health	1 Administration Building	48 Power Plant
13 School of Communication	42 International Affairs Center	49 WHUR-Radio Station
14 Miner Building	Athletic	50 Rankin Chapel
15 Chemistry Building	8 Burr Gymnasium	54 WHUT-TV
16 Chemical Engineering Building	9 Greene Stadium	56 PFM Storage Building
17 Allied Health Sciences	Dormitories	57 Blackburn University Center
19 Cancer Research Center	6 Bethune Hall Annex	58 Early Learning Center
22 College of Dentistry	18 Cook Hall	59 University Warehouse #2
23 Douglas Hall	21 Drew Hall	71 Data Processing Center
24 Center of Academic Reinforcement	35 College Hall North	72 Employee Assitance Center
25 School of Education	62B Baldwin Hall	119 MIS Building
26 College of Engineering	62C Crandall Hall	216 Old PFM & Old ISAS
27 Old Medical Library	62F Frazier Hall	400 Sculpture Studio (Fine Arts)
28 College of Fine Arts	62T Truth Hall	401 Harrison Brother Building
31 Graduate School of Arts & Sciences	62W Wheatly Hall	Howard University Hospital
40 HU Middle School	67 College Hall South	37 Howard University Hospital
43 Ira Aldridge Theatre	96 Howard Manor	163 Medical Arts Building
44 College of Arts & Science	550 Howard Plaza Towers Phase East	65 Hospital Tower
45 College of Medicine	551 Howard Plaza Towers Phase West	66 Hospital Tower Phase II
47 College of Pharmacy	Service / Support	Parking Garage
51 Numa Adams Building	2 Technology Center/ Wonder Plaza	74
53 School of Social Work	5 Howard University Center	73
55 Physics Building	12 Carnegie Building	
200 Health Sciences Library	20 Cramton Auditorium	
700 Mental Health Clinic	30 People Soft Work Site	

3.3.1 Existing Building Conditions

In 2019, Howard University conducted a comprehensive Facility Condition Assessment (FCA) for the Central Campus. The overall effort included 57 buildings totaling over 4 million gross square feet of general education, administrative, housing, dining, recreational, athletics, and support space.

The average year built for the inspected buildings (weighted by gross square footage) is 1960, for an average age of 59 years old at the time of inspection. New construction projects have been very limited over the 150-year campus history. If the older buildings are to remain a functional part of the campus portfolio, they should be candidates for the next major renovation initiatives.

The Facility Condition Needs Index (FCNI) provides an industry-standard lifecycle cost comparison. It is a ratio of a facility’s 10-year renewal needs (including deferred maintenance) to the current replacement value of the asset. The reader is cautioned, however, to examine each facility independently for mitigating factors (i.e., historic structures, temporary structures, facilities with abnormally low replacement costs, such as warehouses, etc.).

As of December 2019, The average FCNI of the 57 inspected buildings was 0.33 or “Fair.” This suggests that historically, campus facilities have been underfunded relative to the national average.

Over the past several decades, the lack of funding allocated to significant capital renovations and new construction (replacing aging assets) has placed the university in a difficult position regarding its facilities.

Howard has numerous aging buildings that have either not been replaced with newer buildings, nor seen significant renovations. The table (Table 3.8) and accompanying map (Fig. 3.14) illustrate current FCNI values at the central campus, by building.

ASSET #	ASSET NAME	USE	YEAR BUILT	SQUARE FEET	FCNI
> 0.60 (Replace)					
50	ANDREW RANKIN MEMORIAL CHAPEL	RF	1894	8,412	0.81
13	C. B. POWELL BUILDING	CL	1908	134,000	0.69
15	CHEMISTRY BUILDING	LB	1936	67,524	0.66
31	FREEDMAN'S ANNEX III	CL	1940	42,000	0.62
19	CANCER RESEARCH CENTER	LB	1980	64,985	0.61
0.60 – 0.51 (Poor)					
51	NUMA ADAMS BUILDING	CL	1935	213,669	0.6
4	CHEMISTRY LASER RESEARCH	LB	1912	6,700	0.58
3	HOWARD MACKAY BUILDING	CL	1956	63,367	0.54
0.50 – 0.31 (Below Avg)					
56	PFM STORAGE BUILDING	OF	1950	34,575	0.49
28	LULU VERE CHILDERS HALL (FINE ARTS)	CL	1960	101,950	0.48
22	DIXON BUILDING	CL	1954	172,924	0.46
54	WHUT TELEVISION STATION	OF	1980	41,658	0.45
96	HOWARD MANOR	DM	1939	75,000	0.45
48	POWER PLANT	ST	1934	18,360	0.44
16	CHEMICAL ENGINEERING BLDG	LB	1977	20,500	0.42
55	WILBUR THIRKIELD HALL - PHYSICS	LB	1909	30,900	0.42
26	LEWIS K. DOWNING HALL	CL	1952	98,856	0.41
44	ALAIN LOCKE HALL (ARTS AND SCIENCES)	CL	1964	68,821	0.41
355	HOUSTON HALL	CL	1935	79,304	0.41
45	SEELEY G. MUDD	CL	1979	60,000	0.4
59	UNIVERSITY WAREHOUSE 2	WH	1950	47,500	0.39
353	NOTRE DAME HALL	OF	1960	40,274	0.39
7	ERNEST EVERETT JUST HALL	LB	1954	84,777	0.37
34	BETHUNE ANNEX CAFETERIA	FS	1994	10,000	0.37
352	LAW SCHOOL MAINTENANCE BUILDING	ST	1978	4,934	0.36
29	FOUNDERS LIBRARY	LY	1937	121,395	0.34
53	INABEL BURNS LINDSAY HALL (SOCIAL WORK)	CL	1970	33,185	0.34
354	HOLY CROSS HALL	CL	1901	51,032	0.34
25	ACADEMIC SUPPORT BLDG A (SCHOOL OF ED)	OF	1975	20,710	0.33
24	ACADEMIC SUPPORT BUILDING B	OF	1975	20,710	0.33
1	MORDECAI WYATT JOHNSON BUILDING	OF	1956	87,305	0.32
39	HOWARD UNIVERSITY SERVICE CENTER	OF	1903	233,173	0.31
0.30 – 0.21 (Fair)					
2	WONDER PLAZA	OF	1909	110,000	0.29
20	LOUIS CRAMTON AUDITORIUM	TH	1960	37,400	0.29
163	MEDICAL ARTS BUILDING	MC	1979	30,396	0.29
10	SCHOOL OF BUSINESS	CL	1984	130,859	0.28
18	GEORGE COOK HALL	DM	1937	83,444	0.28
43	IRA ALDRIDGE THEATER	TH	1960	8,765	0.28
8	JOHN BURR GYMNASIUM BUILDING	GM	1964	134,356	0.27
12	CARNEGIE BUILDING	OF	1910	14,639	0.23
49	WHUR RADIO STATION	OF	1980	10,300	0.23
47	CHAUNCEY L. COOPER HALL - PHARMACY	LB	1955	37,420	0.22
57	ARMOUR J. BLACKBURN UNIVERSITY CENTER	FS	1979	145,000	0.22
0.20 – 0.11 (Good)					
27	OLD MEDICAL LIBRARY	OF	1981	15,700	0.2
21	CHARLES DREW HALL	DM	1957	88,979	0.19
42	RALPH BUNCHE INTERNATIONAL AFFAIRS CTR	CL	1906	7,500	0.19
200	LOUIS STOKES HEALTH SCIENCES LIBRARY	LY	2001	77,335	0.18
600	HOWARD UNIVERSITY RESEARCH BUILDING #1	OF	2003	50,025	0.17
401	HARRISON BROTHERS BUILDING	WH	1951	25,250	0.16
40	HU MIDDLE SCHOOL FOR MATH AND SCIENCE	SK	1960	39,433	0.13
350	NEW LAW LIBRARY	LY	2001	88,100	0.13
400	SCULPTURE STUDIO (FINE ARTS)	CL	1963	10,098	0.13
6	MARY MCLEOD BETHUNE ANNEX	DM	1994	225,000	0.12
0.10 – 0.00 (Excellent)					
58	EARLY LEARNING CENTER	CL	1970	8,816	0.08
35	COLLEGE HALL NORTH	DM	2014	138,829	0.04
67	COLLEGE HALL SOUTH	DM	2014	254,983	0.04
38	INTERDISCIPLINARY RESEARCH BUILDING	LB	2015	81,670	0.02

Table 3.8: Building Condition

$$\text{FCNI} = \frac{\text{Facility Renewal}}{\text{Current Replacement Value}}$$

LEGEND

	Campus Boundary	
	Excellent	0.0-0.10
	Good	0.11-0.20
	Fair	0.21-0.30
	Below Avg.	0.31-0.50
	Poor	0.51-0.60
	Critical	0.60+

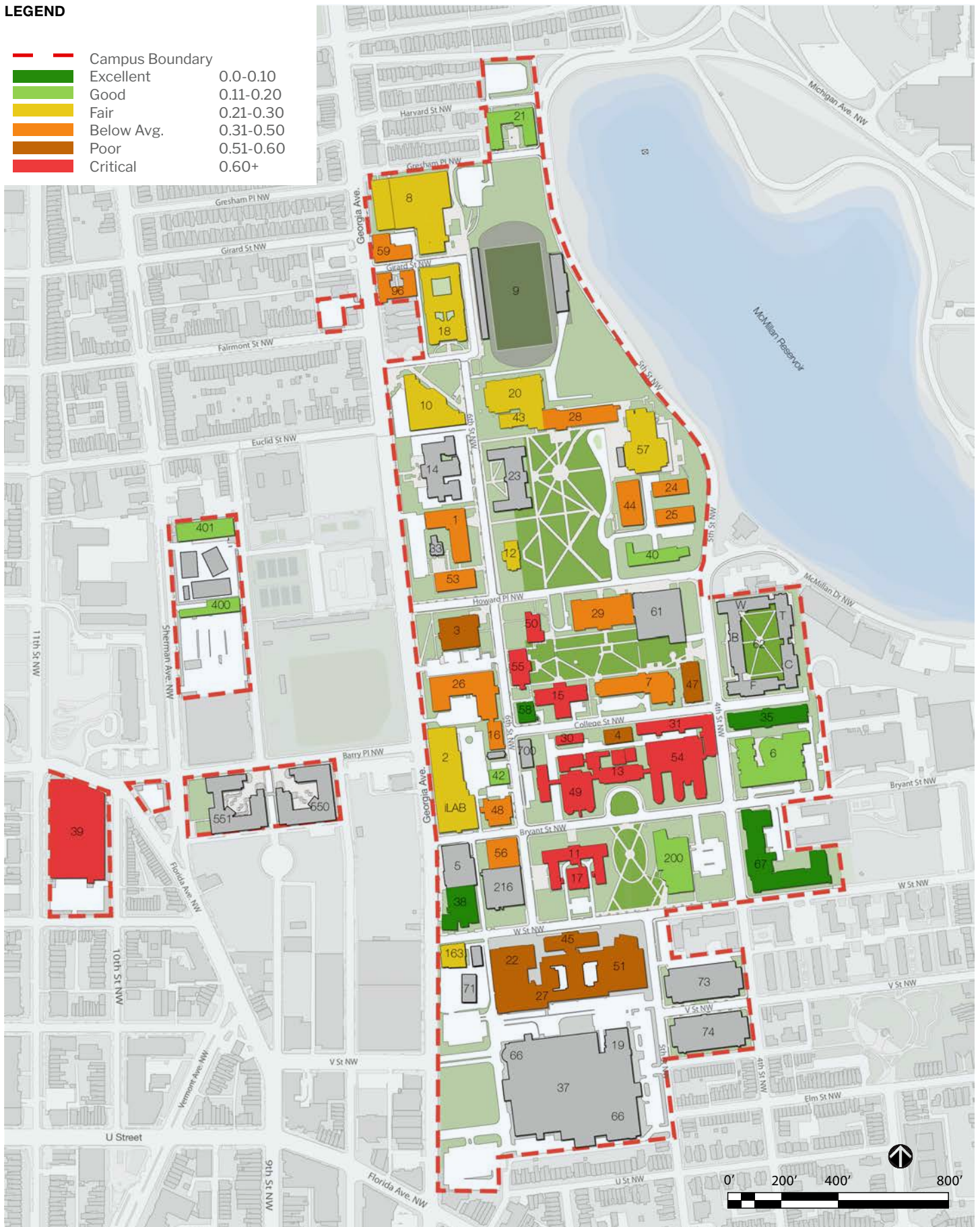


Figure 3.14: Building Conditions



3.3.2 Instructional Space Utilization Analysis

To establish a space strategy that will accommodate projected future enrollment growth and associated space/facility needs, it is critical that current University space utilization by types and programs. Two critical drivers are:

- Expected enrollment increases to 12,000 during the ten-year planning period.
- Decommissioning of 13% of existing classrooms and laboratories during the ten-year planning period.

With enrollment growth mostly focused in STEM programs, Howard University will need to increase the amount of laboratory space on campus by 43%. Furthermore, additional classrooms, particularly those under 20 seats, will support more individual attention, increased participation, and better communication between instructor and student.

A combination of drawings and course curricula were used to understand the utilization of existing instructional spaces on campus. The capacity of each space was calculated by taking the net assignable area and dividing by the following industry-standard areas per seat (25 square feet for a classroom), (75 square feet for a lab).

This document contains the utilization analysis of instructional spaces on the Howard University Central Campus. The purpose of the analysis is to understand expected future requirements and inform the Howard University Campus Plan. The following table details the existing count of Central Campus instructional space. Buildings in red are expected to be decommissioned and/or demolished during the 10- year planning period.

3.3.3 Analysis Process Diagram

The adjacent diagram (Table 3.11) details the process for this analysis, highlighting the role each piece of data, assumption, and target utilization contributes in the determination of the future requirement.

The following diagram details the process for this analysis, highlighting the role each piece of data, assumption, and target utilization contributes in the determination of the future requirement.



Population 12,070

Total Enrollment in 2030

Curriculum

- Undergraduate Non-STEM Program
- Undergraduate STEM Program
- Graduate Non-STEM Program
- Graduate STEM Program
- Medicine
- Dentistry
- Pharmacy

Credits

Space Type

Weekly Contact Hours

- 1 credit is equal to 1 weekly student contact hour for a Classroom
- 1 credit is equal to 3 weekly student contact hours for a Laboratory

Classroom

- Seminar Room (1-10 Seats)
- Small Classroom (11-20 Seats)
- Medium Classroom (21-30 Seats)
- Large Classroom (31-40 Seats)
- Small Auditorium (41-75 Seats)
- Large Auditorium (>75 Seats)

Laboratory

- Small Lab (1-10 Seats)
- Medium Lab (11-20 Seats)
- Large Lab (21-30 Seats)
- X-Large Lab (>30 Seats)

Capacity

Seat Count
Different Per Space Type

Availability

Hours per week room is available for instruction
40 Hours

Required Sections

Target Seat Utilization

- 80% for a Classroom
- 90% for a Laboratory

Target Room Utilization

- 75% for a Classroom (30 hours)
- 60% for a Laboratory (24 hours)

Total Weekly Contact Hours

Room Count

Table 3.11: Analysis Process Diagram

Weekly student contact hours (hours of scheduled instruction given to students in a classroom or Class Laboratory) can be determined from the course schedule and is assumed to increase in proportion to the student population growth. The actual enrollment per course determines a required room size. The total weekly student contact hours, divided by the hours a room can accommodate, determines a total required room count by space type.

For example, a course with an actual enrollment of 16 students could be assigned to a small classroom of 20 seats, achieving the seat utilization target for classrooms of 80%. This

classroom is able to be scheduled for 30 hours a week, achieving the room utilization target for classrooms of 75% of the 40 available hours. Assuming it is a 3-credit course, equivalent to 3 weekly contact hours, then this course would use 10% of a classroom's scheduled hours. Ideally ten of these courses could share a single classroom throughout a week and an eleventh course would trigger the requirement for an additional classroom.

3.3.4 Instructional Space Inventory

The focus of this analysis is the utilization of spaces used for scheduled instruction. This

Space Type →	110 - CLASSROOM						210 - CLASS LAB				Total Count
	Seminar Room	Small Classroom	Medium Classroom	Large Classroom	Small Auditorium	Large Auditorium	Small Lab	Medium Lab	Large Lab	X-Large Lab	
Building ↓											
003 - Howard Mackey Building		2	5	1		1	3	6	1		19
005 - Howard University Center	3						2				5
006 - Bethune Hall Annex			1		1						2
007 - Biology Building			3		1	1	3	2			10
008 - Burr Gymnasium		1	1								2
010 - Business School of	1	4		2	4	6	2	1			20
011 - School of Nursing Allied Health	2	9	4	2	1		12	1			31
012 - Carnegie Building		1									1
013 - Communications School of	7	24	5	1		2	6				45
014 - Miner Building		4			1						5
015 - Chemistry Building		3	2			1	1	7			14
016 - Chem Engr Bldg		5	1	1			4				11
017 - Freedman S Annex II	1										1
019 - Cancer Research Center	4	2					4				10
022 - Dentistry College of	1	3	2		4	1	5			1	17
023 - Douglass Hall	1	11	14	2	1		1	1			31
024 - Academic Support Building A		2	1				2				5
025 - Academic Support Building B		1									1
026 - Engineering College of	1	3	1	1	1	1	10	5			23
027 - Old Med Library								1			1
028 - Fine Arts College of	1	5	3		1		73	4	2		89
029 - Founders Library					1						1
031 - Freedman S Sq Wing I	1	2		1			1				5
044 - Arts And Sciences College of	3	3	7		1		5	4			23
045 - Seeley G Mudd Building		6				2				1	9
047 - Pharmacy College of	3				1		3		2		9
051 - Medicine College of East			1		2	2	19	2		1	27
053 - Social Work School of	1	1	7	1		1					11
055 - Physics Building				2		1	7	3			13
163 - Medical Arts Building	1										1
200 - Health Sciences Library		1	1								2
216 - 2216 Sixth Street		2					2				4
400 - Doors More Building							1		1		2
600 - Hu Research Building #1		2	1		1						4
Ann1 - Annex 1	3	9	4	2	1		12	1			32
Existing Count	34	106	64	16	22	19	178	38	6	3	486
<i>To Be Decommissioned</i>	6	18	11	1	5	3	13	4		2	63
Available Count	28	88	53	15	17	16	165	34	6	1	423

Table 3.9: Instructional Space Count

includes the following two room types as classified in the existing inventory of instructional space provided by Howard University:

Classroom (110)

Definition

A room or space used primarily for instruction classes and that is not tied to a specific subject or discipline by equipment in the room or the configuration of the space.

Description

Includes rooms or spaces generally used for scheduled instruction that require no special, restrictive equipment or configuration. These spaces may be called lecture rooms, lecture-demonstration rooms, seminar rooms, and general-purpose classrooms. A classroom may be equipped with tablet armchairs (fixed to the floor, joined in groups, or flexible in the arrangement), tables and chairs (as in a seminar room), or similar types of seating. These spaces may contain multimedia or telecommunications equipment. A classroom may be furnished with special equipment (e.g., globes, pianos, maps, computers, network connections) appropriate to a specific area of study, if this equipment does not render the space unsuitable for use by classes in other areas of study.

Class Laboratory (210)

Definition

A space used primarily for formally or regularly scheduled instruction (including associated mandatory, but non-credit-earning laboratories) that require special-purpose equipment or a specific space configuration for student participation, experimentation, observation, or practice in an academic discipline. A space is considered scheduled if the activities generate weekly student contact hours (WSCHs), the activities fulfill course requirements, and/or there is a formal convener present.

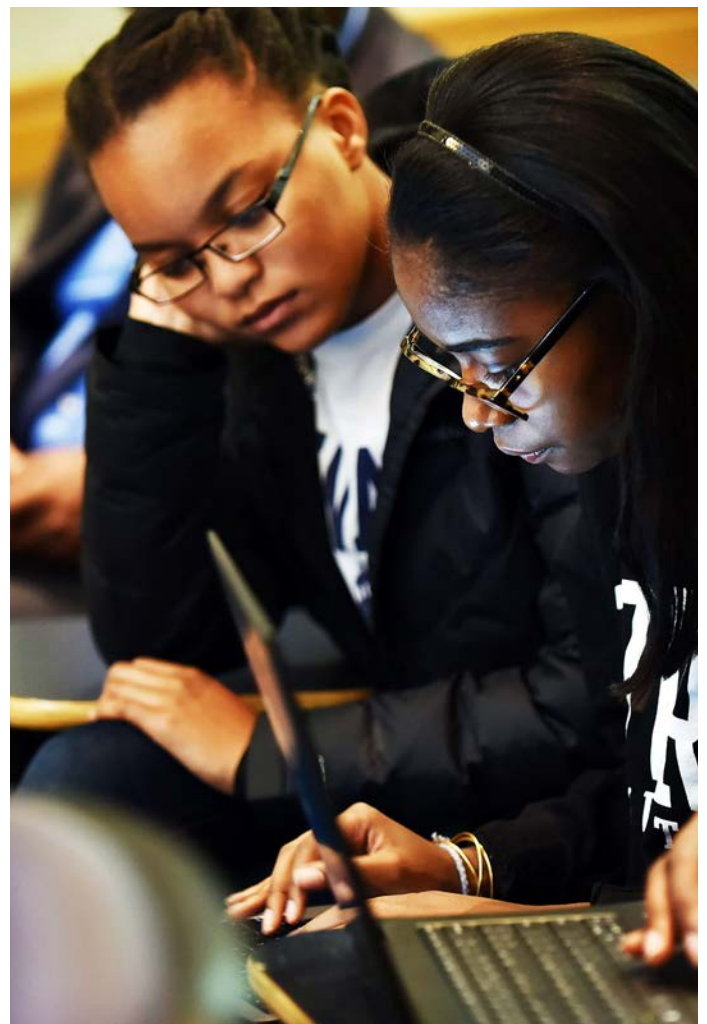
Description

A class laboratory is designed for or furnished with equipment to serve the needs of a particular discipline for group instruction in formally

or regularly scheduled classes. This special equipment normally limits or precludes the space's use by other disciplines. Included in this category are spaces generally called teaching laboratories, instructional shops, computer laboratories, drafting rooms, band rooms, choral rooms, (group) music practice rooms, language laboratories, (group) studios, theater stage areas used primarily for instruction, instructional health laboratories, and similar specially designed or equipped rooms, if they are used primarily for group instruction in formally or regularly scheduled classes. Computer rooms used primarily to instruct students in the use of computers are classified as class laboratories if that instruction is conducted primarily in formally or regularly scheduled classes.

Space use codes represent the recommended central or core concepts for classifying the assignable space, by use, within campus facilities.

The definition and description of each space is quoted from the aforementioned Postsecondary



Education Facilities Inventory and Classification Manual.

Instructional Spaces have been categorized into the following space types by capacity:

Types of Classrooms

- Seminar Room (1-10 Seats)
- Small Classroom (11-20 Seats)
- Medium Classroom (21-30 Seats)
- Large Classroom (31-40 Seats)
- Small Auditorium (41-75 Seats)
- Large Auditorium (>75 Seats)

Types of Laboratories

- Small Lab (1-10 Seats)
- Medium Lab (11-20 Seats)
- Large Lab (21-30 Seats)
- X-Large Lab (>30 Seats)

3.3.5 Residence Life Inventory

Howard’s Residence Life system is currently capable of housing 5,291 students, which represents roughly 54% of total University enrollment. This is an acceptable percentage for

many universities. However, within the Washington D.C. context, rental housing is either high priced or of low quality in the immediately surrounding neighborhoods. Per the 2011 Master Plan, the University aspires to provide housing for 60% to 70% of eligible students.

Each residence hall has unique character traits that define the nature of resident interaction with peer groups, the greater Campus culture, and the surrounding community. These characteristics can be explored through a series of expanding spatial relationships influenced by quantitative factors such as unit type configuration and hall size, and qualitative factors such as housing policy and student preferences.

HALL	BEDS
Axis at Howard	176
Mary Bethune Annex	557
College Hall North	495
College Hall South	894
Plaza Towers East	1,050
Plaza Towers West	928
Charles Drew Hall	336
George Cook Hall	201
Harriet Tubman Quad	654
TOTAL BEDS	5,291

Table 3.10: Residence Hall Bed Count

Space Type	Existing Count	To Be Decommissioned	Available Count	Total Future Requirement	To Be Constructed
Classroom					
Seminar Room (1-10 Seats)	34	6	28	32	4
Small Classroom (11-20 Seats)	106	18	88	83	-
Medium Classroom (21-30 Seats)	64	11	53	50	-
Large Classroom (31-40 Seats)	16	1	15	28	13
Small Auditorium (41-75 Seats)	22	5	17	10	-
Large Auditorium (>75 Seats)	19	3	16	8	-
	261	44	217	211	17
Laboratory					
Small Lab (1-10 Seats)	178	13	165	230	65
Medium Lab (11-20 Seats)	38	4	34	69	35
Large Lab (21-30 Seats)	6		6	8	2
X-Large Lab (>30 Seats)	3	2	1	15	14
	225	19	206	322	116
	486	63	423	533	133

Table 3.11: A Projected Future Instructional Space Count by Type