Fusion Building (Wonder Plaza)

Overview

Wonder Plaza is envisioned within the Campus Master plan & Duke District as a new epicenter for student activity. Wonder Plaza aims to address two major issues for the HU community: **Health & Wellness and Student Housing**.

Key Updates

Engagement Plan
- REDCAM has developed a communications strategy to ensure stakeholders and the public are informed of new happenings in the Wonder Plaza development process. This strategy includes affirmative internal and external communication as project milestones are reached. *Please note*, that this project is subject to a Zoning Hearing that does not take place until October 2025.

Relocations
- *External Stakeholders*
  - All **retail tenants currently scheduled to be vacated by end of August, 2025.**
- *Internal Stakeholders*
  - **Targeting end of August to relocate all internal departments/teams** below into their new locations and swing spaces.

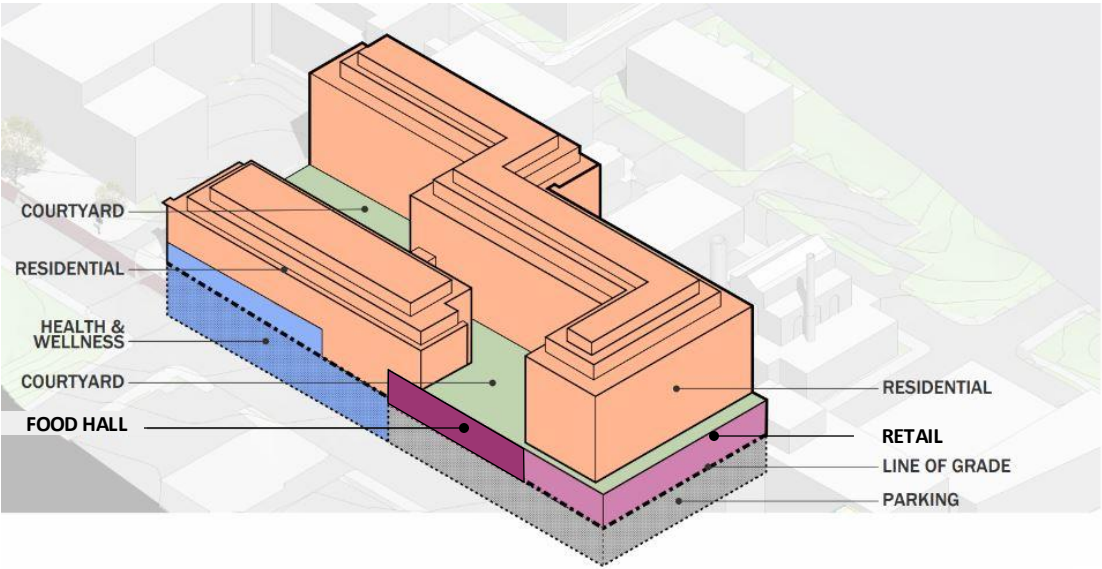| Department/Unit	New Location
iLab Technology Center	Louis Stokes Library (iLab) and UGL (Walk up support)
ETS	Wonder Bread
Data Center	Bunche Center
Bison One	Administration Bldg.
DPS	Service Center
Center for Excellence in Teaching, Learning and Assessment (CETLA)	1250 U St
Employees Wellness Center	TBD

Key Facts

Development Team	Greystar

Projected Timeline

Status: Pre-Development	Construction Start: Q3 2025 (Bunche)	Delivery: Q3 2029

Program Summary

Total Area		315,040 GSF
Housing	🏠	592 beds (274,980 SF)
Retail SF	🛒	9,370 SF
Food Hall	🔻	8,463 SF
H & Wellness	🏋	44,320 SF

Wonder Plaza Project Overview

Residential	**592 beds**	274,980 GSF	**62%**
Health & Wellness	**Courts, Fitness, etc.**	77,320 GSF	**17%**
H&W Subtenant	**Potential Office or Student Clinic**	7,510 GSF	**2%**
Retail	**Corner Frontage**	9,370 GSF	**2%**
Food Hall	**3-4 Dining Concepts**	8,436 GSF	**2%**
Parking	**134 Spaces**	65,990 GSF	**15%**

- Approved per 2020 Central Campus Master Plan

- Wonder Plaza envisioned as a "Fusion Building"

- New epicenter for students

Wonder Plaza

HOWARD FORWARD 2019 - 2024

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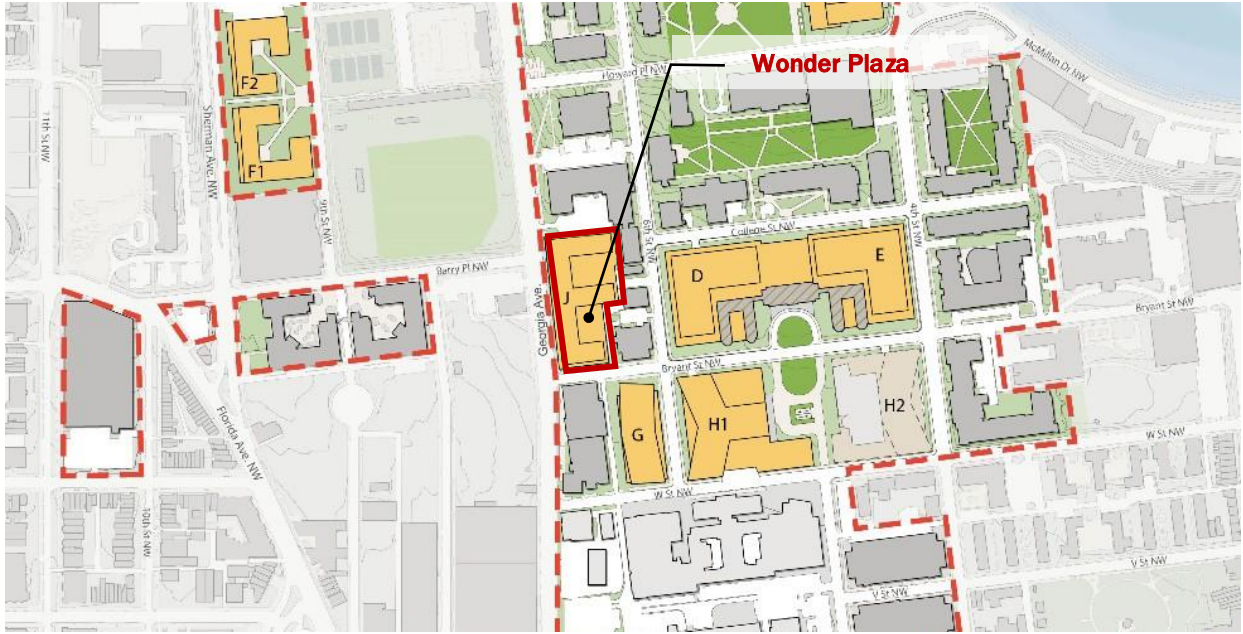
Wonder Plaza Project Rendering