



HOWARD
UNIVERSITY

CAMPUS FACILITIES ACCOMPLISHMENTS LOOK BOOK

2023-2024 ACADEMIC YEAR



DEAR HOWARD UNIVERSITY COMMUNITY,

Welcome to a new academic year! The atmosphere around the Mecca is already electric, and I am undeniably impressed by your love and passion for our shared home. It is evident that your energy powers this place, and I am optimistic that the momentum I’ve felt is indicative of yet another historic and transformative year here on Hilltop high.

This year, we find ourselves in a world that continues to evolve and present us with new opportunities and challenges. As we navigate these uncharted waters, let us remember that our strength lies in our unity, resilience, and unwavering commitment to excellence. The global landscape may change, but the core values that define Howard University remain constant: a commitment to social justice, diversity, and the pursuit of truth.

I encourage each of you to embrace this year with an open mind and a heart full of curiosity. Engage in meaningful conversations, both inside and outside the classroom, that broaden your perspectives and challenge your assumptions. Seek out opportunities to collaborate with your fellow Bison, for it is through collaboration that we can drive positive change and make a lasting impact.

For 156 years now, Howard University has existed as a bastion of American education, and our legacy only grows with the contributions of our students and alumni across the globe. Over the years, in the face of an ever-shifting world, Howard has been a positive force of change in our society, and our student body has often been at the core of our commitment to truth and service. It is humbling now to walk these hallowed grounds on a daily basis—a privilege I do not take for granted—and I am excited to join you in making this academic year one of the most memorable in our University’s history.

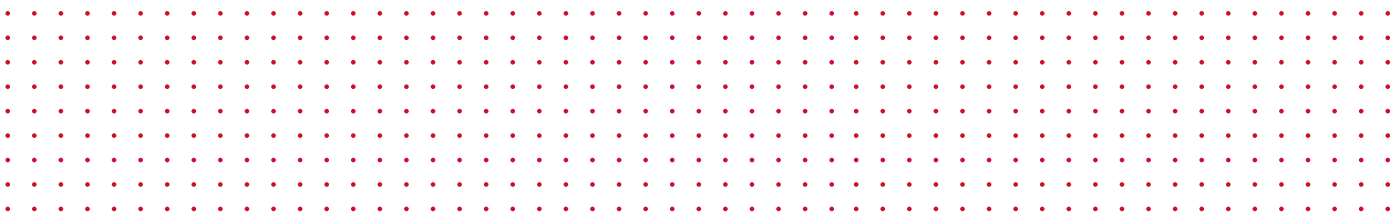
In this book, you will learn about the key highlights of our facilities updates and upgrades, as well as the strategies behind those efforts. From renovating structures that can more effectively facilitate interdisciplinary collaboration, to ensuring that our buildings have a limited environmental footprint, these endeavors represent our values as an institution.

Let us continue to embrace the spirit of Howard University—a spirit that encourages us to push boundaries, seek justice, and strive for excellence in all that we do.

Committed to Truth and Service,



Ben Vinson III, Ph.D.
President



HOWARD UNIVERSITY HAS EXPERIENCED UNPRECEDENTED GROWTH

in so many facets of our university’s academics and operations and is well-positioned to continue improving and expanding. The diligent efforts of our diverse, committed teams are evident in the numerous high-quality capital projects that have been designed and constructed over the past year. The current renovations and upgrades provide our students and faculty with the collaborative and inviting learning spaces they desire while enhancing the sustainability and functionality of our facilities.

The university’s transformation has truly been a team effort, driven by collaboration, innovation, and efficient project delivery. I am deeply grateful for the leadership of the Howard University Physical Facilities Management and Real Estate Development teams, who have ensured that each new project meets the standard of excellence that defines

our historic institution. Thank you to our valued partners, whose commitment to transforming our storied campus has been invaluable. This updated look book represents years of planning and execution, that didn’t start today, but continues in our Howard Forward strategy, and will live on as we embark on the next iteration of our strategic plan.

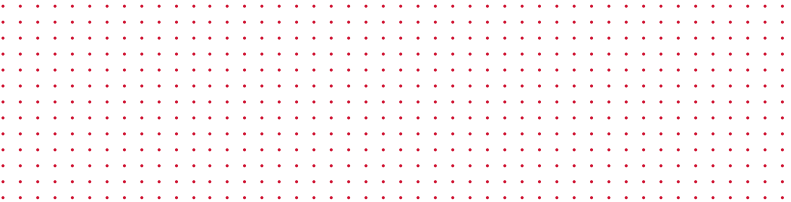
As we plan and execute further facilities improvements, we look forward to having you as a trusted partner on this journey. We hope that you are inspired by our Campus Facilities Lookbook, a valuable resource filled with insights that we encourage you to share with others.

The best way to shape our future is to build it, and I am proud that our team at Howard University is doing just that. It is such an exciting time to be a Bison!

Excellence in Truth and Service,



Tashni-Ann Dubroy, PhD., MBA
**Executive Vice President
& Chief Operating Officer**



CONTRIBUTIONS TO THE HOWARD FORWARD STRATEGIC PLAN

Anthony Freeman is a growth-oriented leader with a track record of success in a wide range of industries and professional roles. Throughout his career, he has led organizations in the delivery of strategic initiatives to capitalize on market opportunities. Key to these successes is the building and management of highly engaged and qualified teams to drive positive outcomes. Ultimately, his business philosophy is grounded in conceptualizing thoughtful and innovative solutions focused on building community and improving the quality of life for stakeholders.

Currently, Mr. Freeman is Senior Advisor to the President and leads Real Estate Development and Capital Asset Management for Howard University. In supporting the President as well as the Board of Trustees, Mr. Freeman is responsible for the \$1.5 Billion portfolio and optimizing its value in providing a thriving environment for students, faculty and associates throughout the University. He is responsible for all development activities involving the portfolio as well as potential acquisitions which would further Howard’s presence in communities throughout the District.

Key outcomes during his tenure thus far include:

- Negotiating and closing over \$250 million in commercial mixed use transactions
- Raising over \$250 million in private and tax exempt capital to redevelop student housing
- Negotiating and closing a new hospital Tax Abatement package
- Repositioning and redeveloping academic, health care and commercial assets
- Supporting innovative campus master planning initiatives through community, regulatory and legislative processes

Prior to joining Howard University, Anthony was Partner in SKY Development which collaborated with a number of entities in developing high end residential and mixed-use properties throughout the District of Columbia. Anthony was Senior Vice President of New Ventures, Brand Development Strategy at Sodexo Inc. He led a diverse team of over 300 associates responsible for delivering against the strategic growth agenda of the \$4 Billion Healthcare Division with over 2,000 Hospital and 500 Senior Living clients as well as an emerging Home Care business. He was responsible for identifying and commercializing Strategic Initiatives meeting the threshold of \$100 Million in revenue at accretive margins.

Previously, he was President and CEO of the National Capital Revitalization Corporation (NCRC) and its subsidiaries, the RLA Revitalization Corporation (RLARC) and the Economic Development Finance Corporation (EDFC). Mr. Freeman was responsible for managing a \$2 Billion portfolio, driving the organization’s strategic agenda for large-scale economic development, and bringing to market a mixed-use portfolio that includes housing, services, retail and amenities. Mr. Freeman has diverse corporate experience in significant organizations.

Mr. Freeman received a B.S. in Systems Engineering from the University of Virginia in Charlottesville that included a concentration in Management Information Systems. He also received a M.B.A. in Finance from the American University in Washington D.C. While attending American University he held a Masters Fellowship and a Graduate Fellowship and graduated with honors. He and his family reside in the Forrest Hills neighborhood of Washington, DC.



Anthony Freeman

VP & Chief Real Estate Officer
Office of Chief Strategy Officer

CONTRIBUTIONS TO THE HOWARD FORWARD STRATEGIC PLAN

Mr. Niec-Williams has served as designated owner’s representative and program manager responsible for the planning, design and delivery of numerous educational real estate development projects valued over \$350 million. Focused squarely on mission-oriented owners, the breadth of his experience spans the educational continuum to include public, public charter, and independent k-12 institutions, higher education, and municipal clients. His portfolio of experience reflects a broad range of projects which have traversed the development spectrum from early planning through implementation and occupancy.

Currently, Mr. Niec-Williams is honored to serve as the Executive Director for Campus Planning, Architecture & Development at Howard University. He is responsible for directing land use strategy, planning, design, entitlements, and development for the University’s +256-acre real estate portfolio, inclusive of all buildings, grounds, and landscapes.

Mr. Niec-Williams is proficient in the practice of master planning, facility programming, design, budget analysis, financial modeling, cost estimation, construction administration, historic preservation, inspection, entitlements, and regulatory approvals. His work with educational administrators has proven him a diligent and methodical process manager able to steer strategic thinking into tangible initiatives, then catalyze implementation plans resulting in physical solutions that maximize the value of investments.

A National Merit Scholar and proud Howard University alumnus, Mr. Niec-Williams’ international upbringing via the United States Diplomatic Corps provided exposure to a diverse range of nations, cultures, languages, religions, and educational settings. The cumulative impact of these experiences has imbued an acute sensitivity to the importance of education. This drives his deep dedication to the study of civic environments and their responsiveness to contextual and cultural factors.



Derrek Niec-Williams

Executive Director
Campus Planning, Architecture & Development
Office of Chief Strategy Officer



Rashad Young

Senior Vice President & Chief Strategy Officer

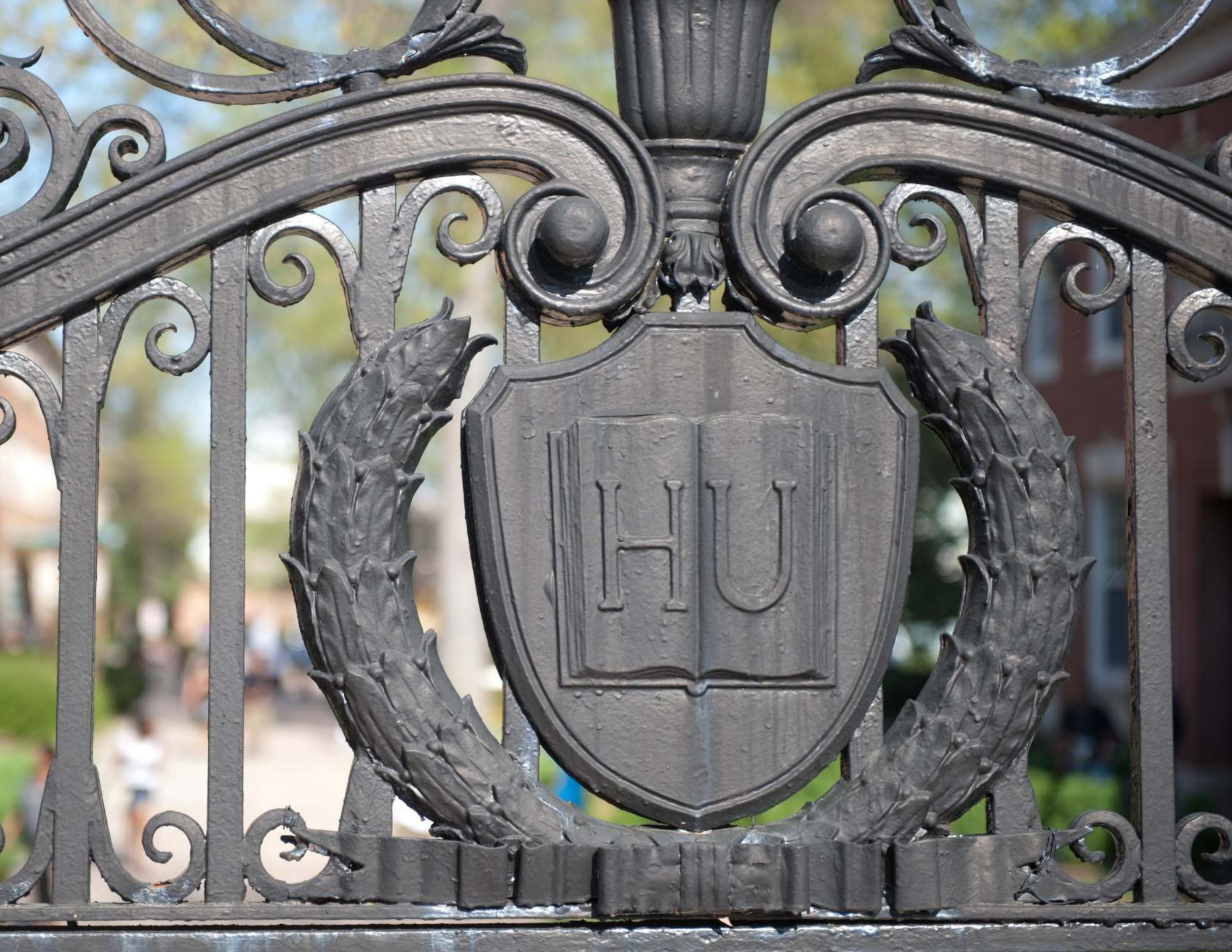
Mr. Rashad Young oversees the implementation of the University’s strategic plan: Howard Forward. He also provides oversight on External Affairs as it relates to the federal government, and on real estate as it pertains to our non-core assets. Mr. Young has a proven track record of managing strategic initiatives for complex organizations by improving efficiency and implementing solution-oriented processes.



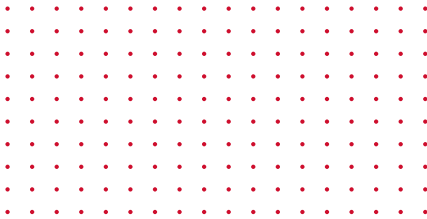
Timothy L. Millner

Executive Director of
Physical Facilities Management

Mr. Timothy Millner is responsible for the leadership, strategic direction, and financial oversight for the integration of the University’s Office of Physical Facilities Management. He is tasked with providing tactical expertise and guidance in the areas of facilities planning, maintenance, repair trades, engineering services, construction and renovation, in addition to grounds care, custodial services, and utility and asset management.



Letter from the President.....	4
Letter from the EVP & Chief Operating Officer	6
Contributions to the Howard Forward Strategic Plan	8
Table of Contents	11
Major Facilities Upgrades.....	12
Locke Hall Lobby.....	14
Amour J. Blackburn Gallery Lounge	18
College of Dentistry.....	22
Mordecai Wyatt Johnson Administration Building	24
Burr Gymnasium	28
HVAC Systems: Carnegie Hall & Lewis K. Downing Hall.....	30
The Department of Chemical Engineering Room B-11	34
Chemistry Lab Renovations	36
Howard University Service Center	38
Real Estate Development & Capital Asset Management Institutional Projects.....	40
College of Nursing & Allied Health Sciences.....	42
Mary Church Terrell House	44
Cathy Huges School of Communications.....	46
Real Estate Development & Capital Asset Management Commercial Development Projects	50
East Towers Lot	52
Howard Manor.....	54
The Reverb.....	56
The Oliver.....	58
Mark Properties	60
2023-2024 Central Campus Master Plan	64





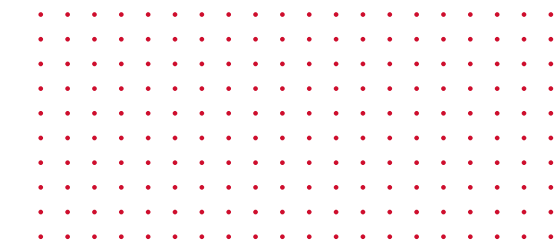
MAJOR FACILITIES UPGRADES

LOUIS STOKES
HEALTH
SCIENCES
LIBRARY

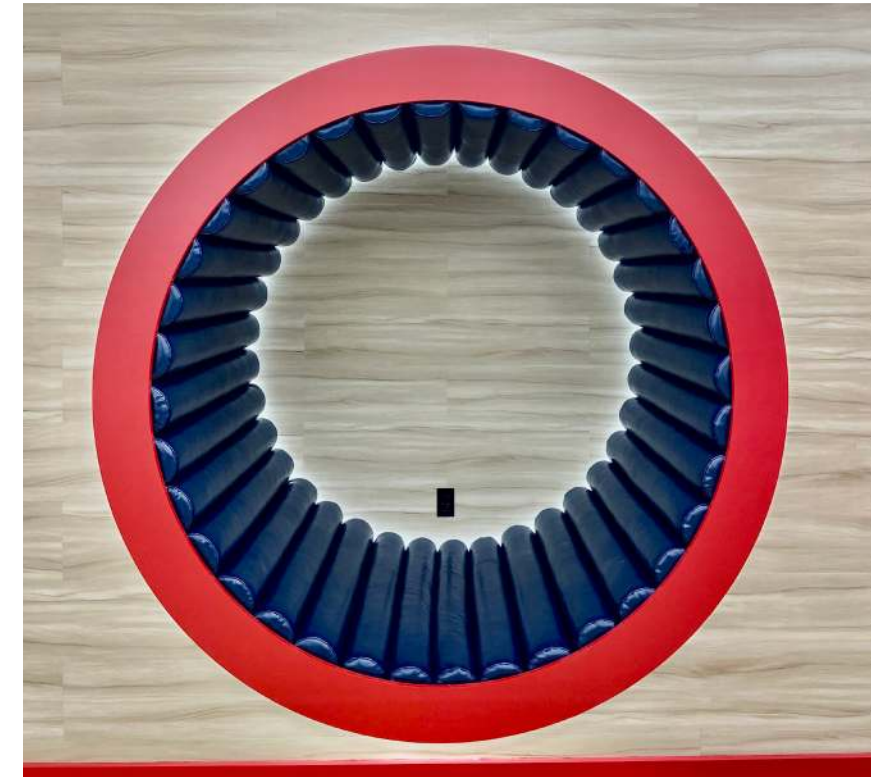


LOCKE HALL

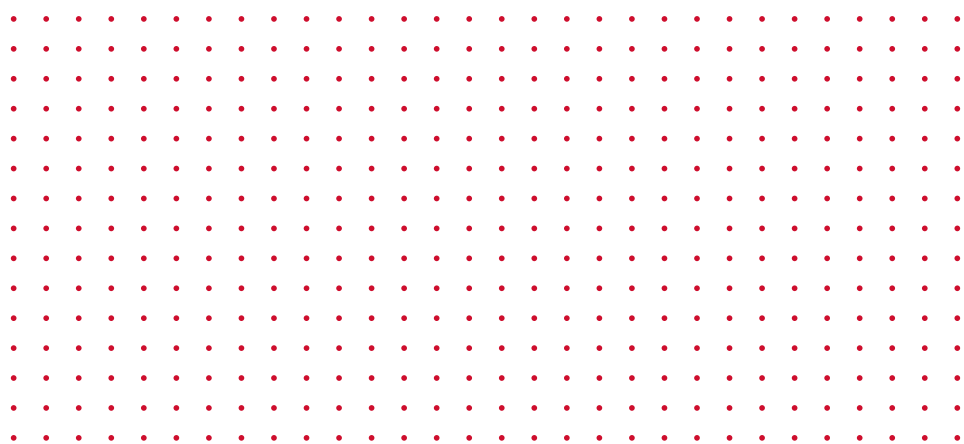
LOBBY



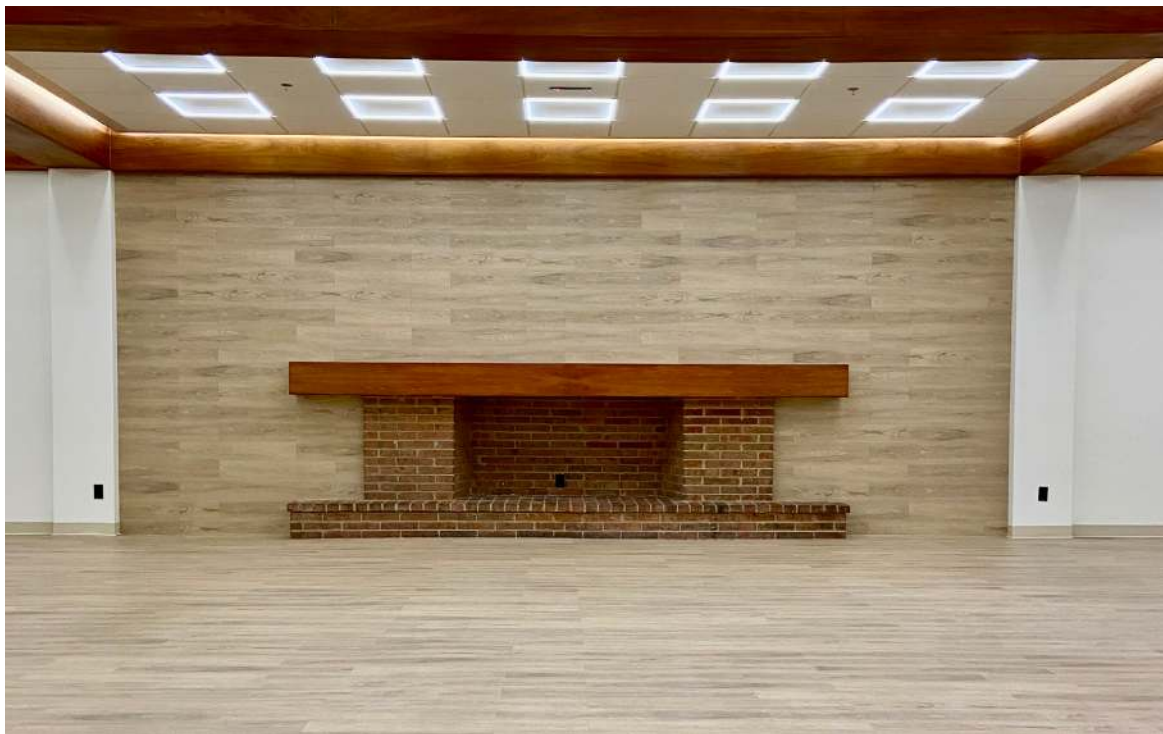
The lobby of Locke Hall was renovated to offer cozy nooks for individual study and open space for small presentations and events.



ARMOUR J.
BLACKBURN
GALLERY
LOUNGE

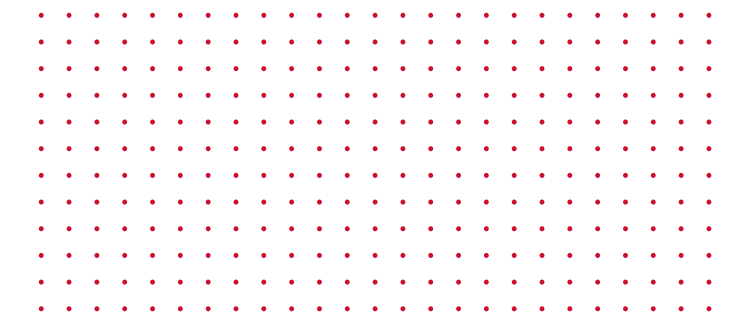


The Armour J. Blackburn Gallery Lounge was modified to offer a contemporary yet vintage backdrop with upgraded acoustics for hosting speakers, dining events, and more.





The clinical training space in the College of Dentistry—the fifth oldest dental school in the U.S.—was upgraded to accompany quality patient-centered instruction from faculty.



COLLEGE OF DENTISTRY

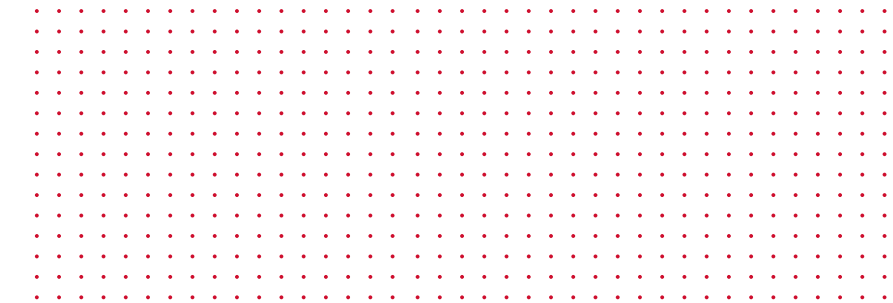


MORDECAI
WYATT JOHNSON
**ADMINISTRATION
BUILDING**



HOWARD

UNIVERSITY



The lobby of the Mordecai Wyatt Johnson Administration Building was modified to reflect the grandeur of Howard's storied Yard.





The Burr Gym underwent a \$2.8 million renovation, replacing floors, graphics, lighting, and sound systems in essential practice facilities. A NIKE Jordan Brand shoe wall was also constructed to showcase over 38 classic shoes in Howard University branded colors.



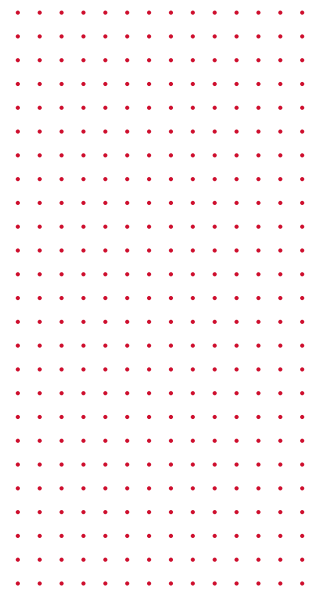


Carnegie Hall

HVAC
SYSTEMS



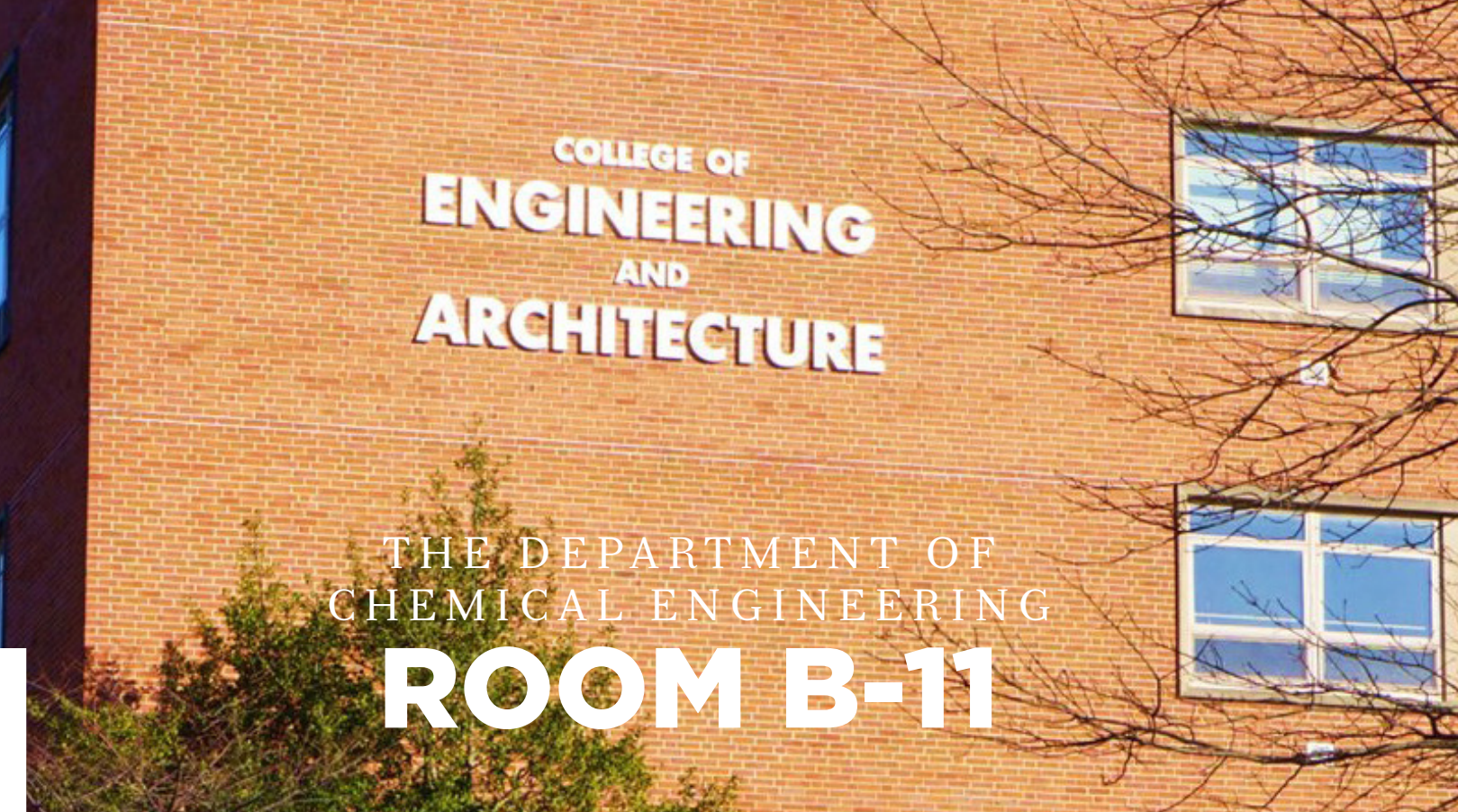
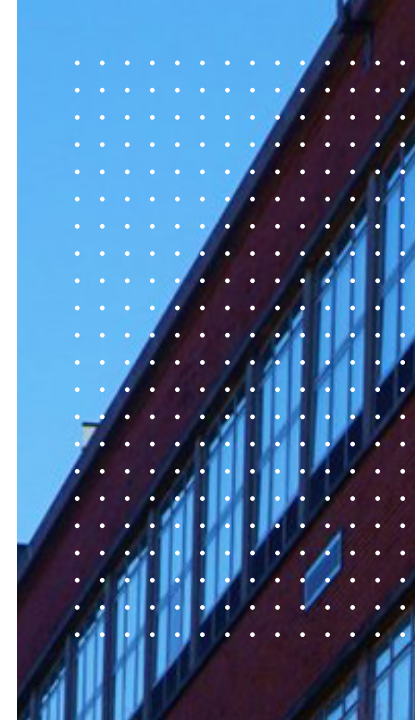
An HVAC installation and sustainability pilot was recently completed in the Carnegie and Downing buildings. The new systems are designed to reduce energy consumption and operational costs significantly. This initiative aligns with our commitment to environmental responsibility by leveraging advanced technology to enhance energy efficiency and sustainability in our facilities.

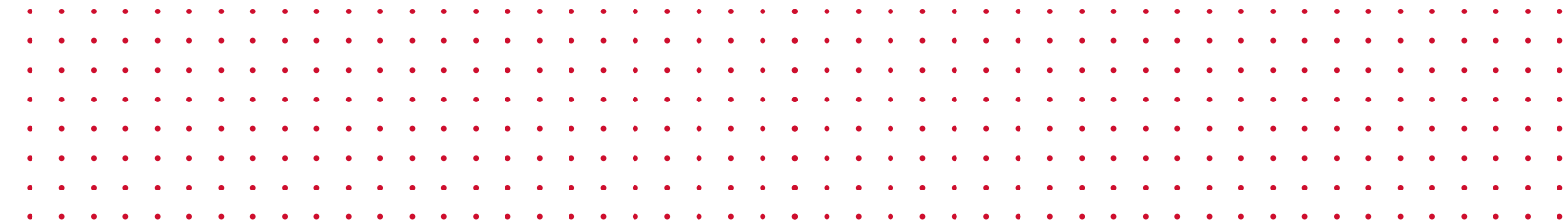






As part of our extensive campus research lab renovations investment, we are proud to showcase our most recent renovation in the College of Engineering and Architecture. This state-of-the-art facility boasts cutting-edge technology and modern design, providing an unparalleled environment for laboratory innovation and discovery. Our commitment to fostering advanced research and collaboration is evident in every aspect of this renovation, building on a standard for excellence across our campus and reinforcing our position as a leader in engineering and architectural education.





As part of our campus research lab renovations investment, Howard invested over \$2 million into upgrading chemistry facilities in 212/213, B21/B22, and 311/312.



CHEMISTRY LAB RENOVATIONS

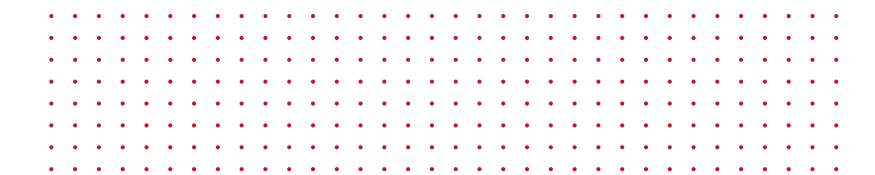


HOWARD UNIVERSITY SERVICE CENTER



The facade and windows of the Howard University Service Center were enhanced—lead paint was removed, and the exterior was thoroughly power-washed.

While the Howard University Service Center may not be the most glamorous building on campus, it plays a crucial role by housing our key operations divisions. We are undertaking a significant project to update the facade and continue renovating various office areas within the facility. These enhancements aim to improve the aesthetic appeal and functionality of the building, ensuring a more efficient and pleasant working environment for our staff. This project underscores our commitment to maintaining and upgrading essential infrastructure to support the vital operations that keep our campus running smoothly.



**REAL ESTATE
DEVELOPMENT &
CAPITAL ASSET
MANAGEMENT**
INSTITUTIONAL PROJECTS



810 North Capitol Street
Lease & Renovation

COLLEGE OF NURSING & ALLIED HEALTH SCIENCES



The College of Nursing and Allied Health Sciences (CNAHS) was relocated to an 88,000 sq.ft. space near the Capitol to accommodate its growth and specialized instruction laboratories. The CNAHS real estate strategy is dynamic and will continue to evolve as the university's capital plan is executed.



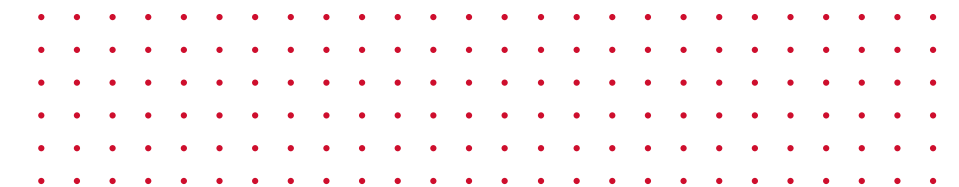
The Mary Church Terrell House—home to the renowned civil rights activist, educator, and suffragist—is a historic house at 326 T Street NW in Washington, D.C. Renovations are underway, with plans for completion later this year. Terrell was also the first Black woman to serve on an American school board and a leading force in desegregating public accommodations in the nation's capital.



CATHY HUGHES SCHOOL OF COMMUNICATIONS

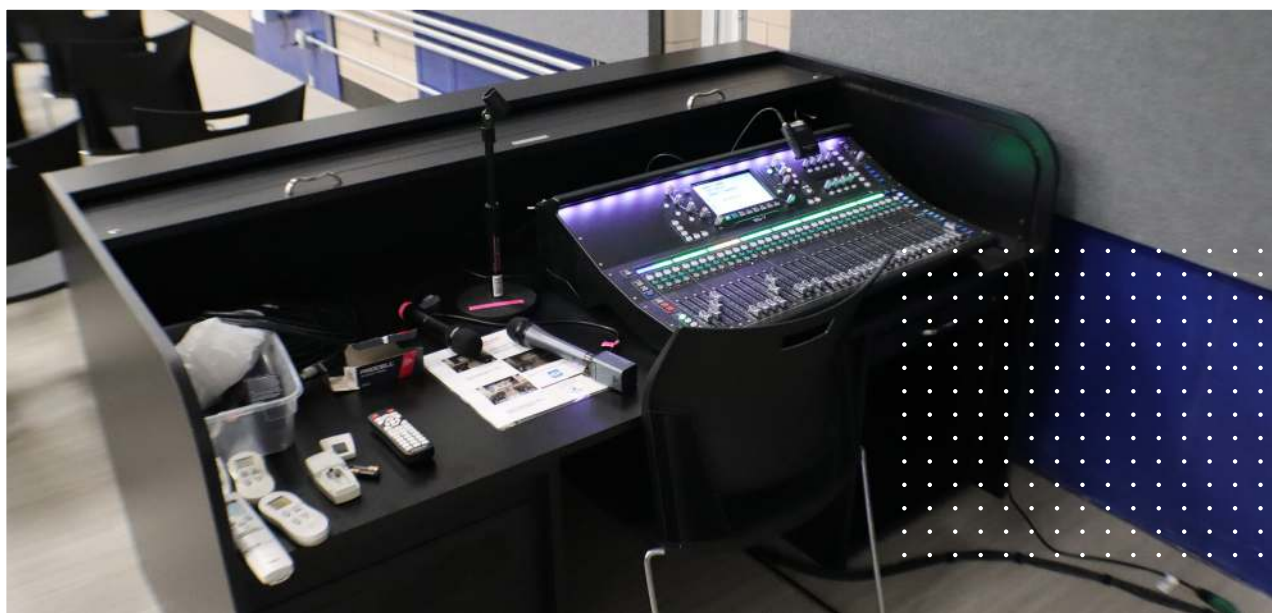


Plans were recently announced to modernize the Cathy Hughes School of Communications to house the Chadwick A. Boseman College of Fine Arts, and production facilities for WHUR-FM, and WHUT-TV. In the Interim, SOC has a newly renovated home on the campus of the former Washington Metropolitan High School, adjacent to Howard University's College Hall South.





Cathy Hughes School of Communications
Washington Metropolitan Building



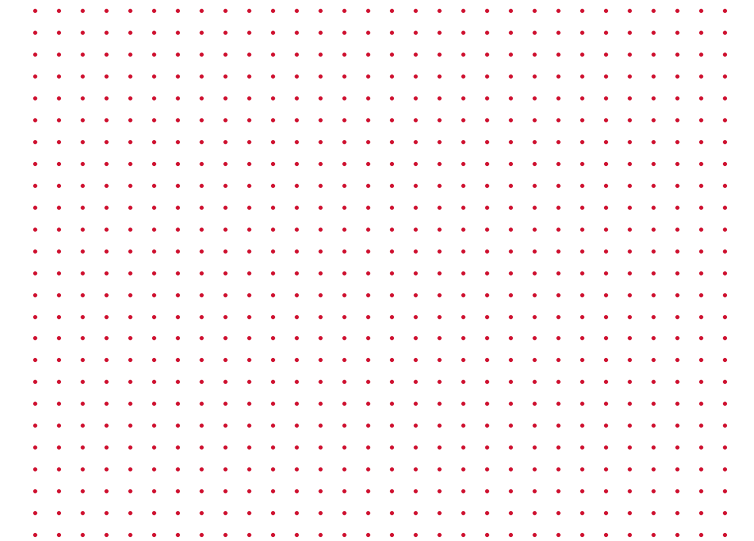


REAL ESTATE DEVELOPMENT & CAPITAL ASSET MANAGEMENT

COMMERCIAL
DEVELOPMENT PROJECTS



EAST TOWERS LOT



A 10-story mixed-use building will be erected at the parking lot site for the Howard East Towers between 8th and 9th Street NW. The building will have ground floor commercial space below residential units, with parking for 235 vehicles. A pair of buildings are planned for the surface parking lots in the 2400 block of Sherman Avenue NW, delivering 650 units and up to 17,000 square feet of ground-floor retail. Howard Place will also be extended through the development to connect directly with the campus.



Howard Manor, standing since 1950, now hosts several beautiful apartments that will bolster the District's affordable housing capacity. Located at the corner of Girard Street and Georgia Avenue NW, the renovation process was funded by Amazon's Housing Equity Fund in the amount of a \$31.3 million low-interest loan.

“The Howard Manor development project is a shining example of what is possible when public-private partnerships work for our people. It will provide housing, affordable housing, to dozens of Washington families. There was a time when Howard Manor was a jewel on Georgia Avenue. We are standing on the foundation of new hope...and new community promise.”

– President Ben Vinson III.



HOWARD MANOR



9th & W Streets, NW

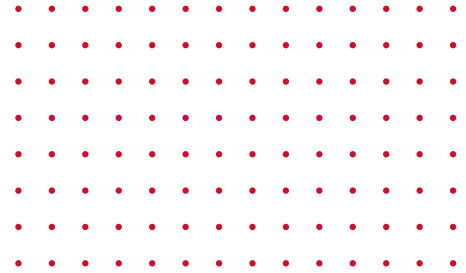
THE REVERB

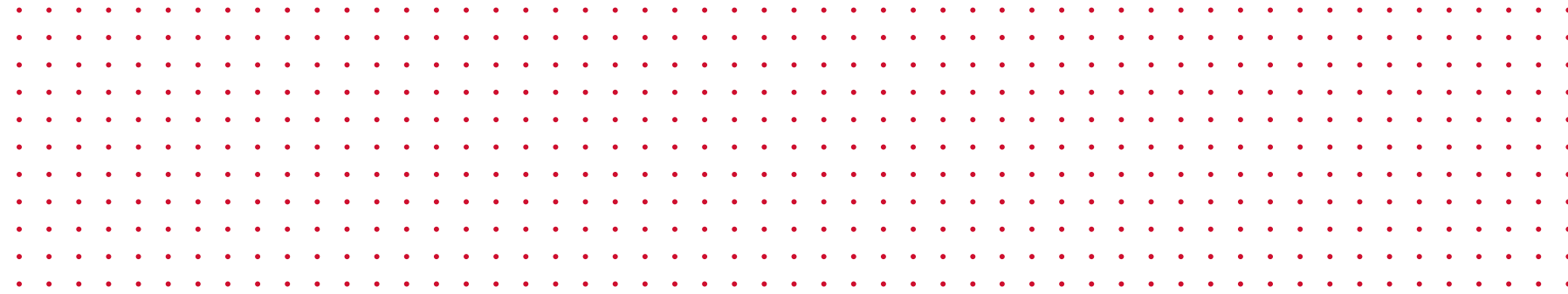


Howard University announced the selection of Mid Atlantic Realty Partners, LLC (“MRP”), as its preferred partner to redevelop existing surface parking lots and warehouses near the intersection of 9th and V Streets, NW, after launching a highly competitive developer selection process. Led by MRP, the development team also includes The Gideon Companies and Equity Residential (EQR) a publicly traded REIT that will provide investment capital. The project will deliver roughly 230,000 square foot hub of mixed-use activity. The parcels were previously improved with vacant buildings and surface parking lots and have benefited significantly from growing market demand in Shaw DC.



Continuing to serve the highly desirable Shaw neighborhood, the development program consists primarily of market rate and affordable multifamily residential units. Ground floor retail will further support efforts to rejuvenate the community with added pedestrian activity and visual interest. The development also furthers the connection of the transportation grid by continuing the construction of W Street, NW, which will be publicly dedicated with an ample setback width to promote street-level activation at this important site. Positioned among the Shaw neighborhood’s latest mixed-use developments and iconic entertainment assets, development of this site presents an opportunity to build on the community’s revitalization momentum. Residents and visitors alike will benefit from the extension of W Street, NW, establishing a new street grid to improve access for pedestrians, cyclists, and motorists.





The Oliver property is located between 2711 and 2719 Georgia Avenue, NW. The site is situated on the southeast corner of Georgia and Fairmont Streets, NW, at the juncture of several high growth communities in Northwest Washington. The University partnered with Rock Creek Property Group to deliver this development at the northern gateway of the Central Campus.

Falling outside of the Central Campus Master Plan Boundary, the site was previously improved with three, three-story buildings totaling an estimated 40,880 gross square feet. The previous apartment buildings were vacant for several years, in a significant state of disrepair, and had exceeded their useful lifespans. Hence, the existing structures have been demolished for redevelopment.

Presently under construction, the new facility will blend market rate and affordable housing units, with institutional office, conferencing, and event space for to administrative units: the Office of University Communications, and Development & Alumni Relations. This property will feature 93 residential units and has potential for a limited commercial space.

The property is currently under construction in the foundation-to-grade (concrete) phase. The refresh will add market-oriented retail & residential offerings (including affordable housing units); attract stakeholders to the neighborhood; and activate the northern edge of campus. Expected delivery: Q4 2023

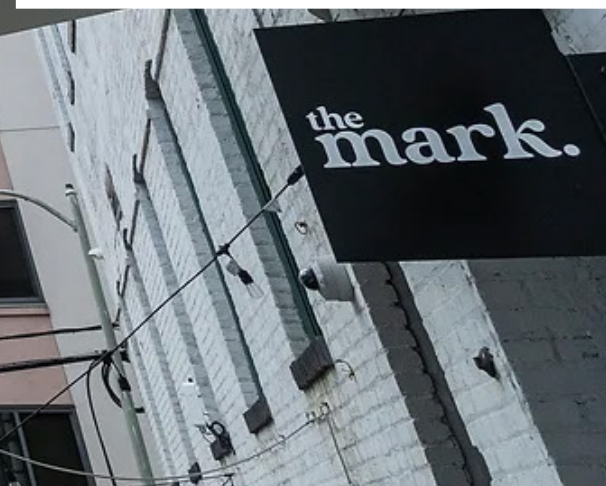
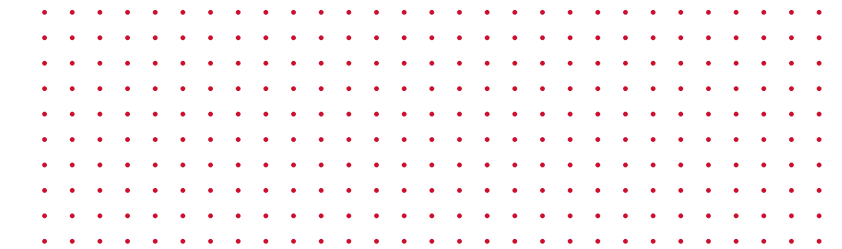


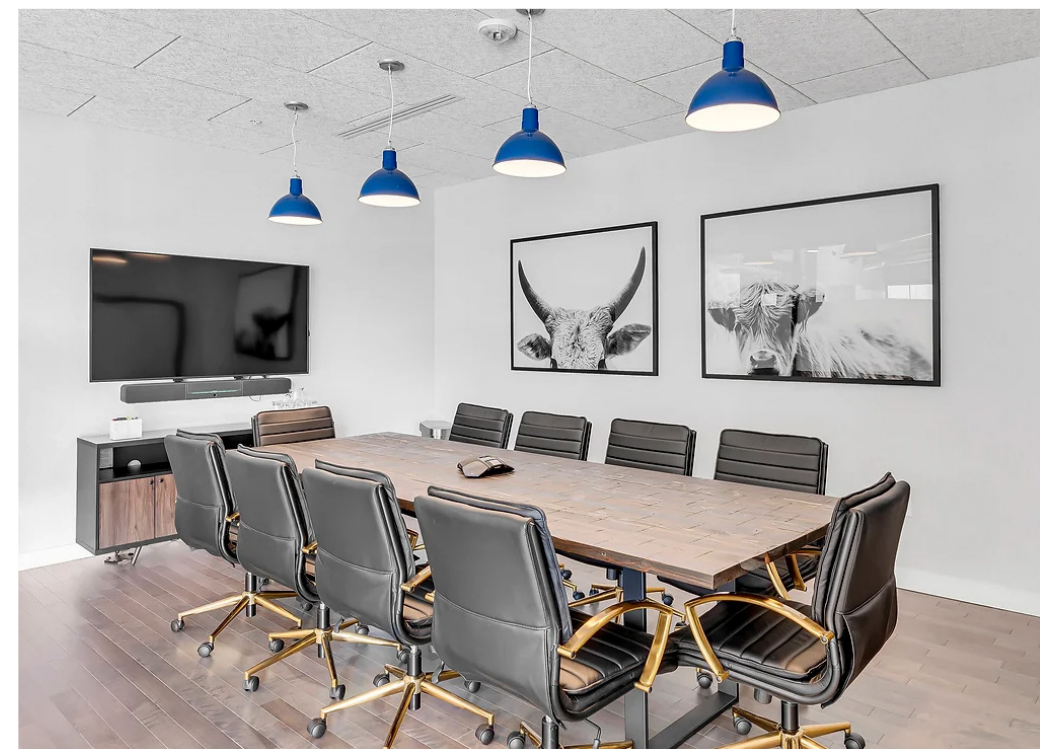
MARK PROPERTIES



Steps from the U Street Metro, The Mark workspaces unite members of the diverse Shaw community in versatile offices near the University.

Originally built in 1877 with stints as a streetcar building, printing plant, and laundry business, The Mark at Manhattan Laundry offers workstations with top-tier technology for individual or group productivity. Formerly home to the bakery behind a beloved American staple, Wonder Bread Factory pairs historic texture with modern amenities, just steps from the historic Howard Theatre. Both office locations will serve staff and faculty during temporary engagements with the main campus.







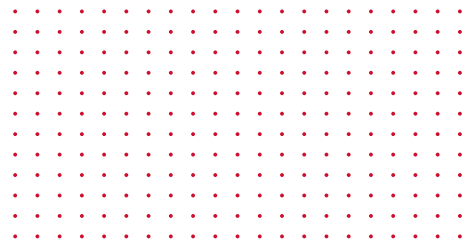
Optimize value. Mitigate risk. Prioritize Diversity.

Renovations to the Myrtilla Miner Building will transform the historic 109-year-old facility into a shared space for interdisciplinary education between the Howard University School of Education and the Howard University Middle School of Mathematics and Science.

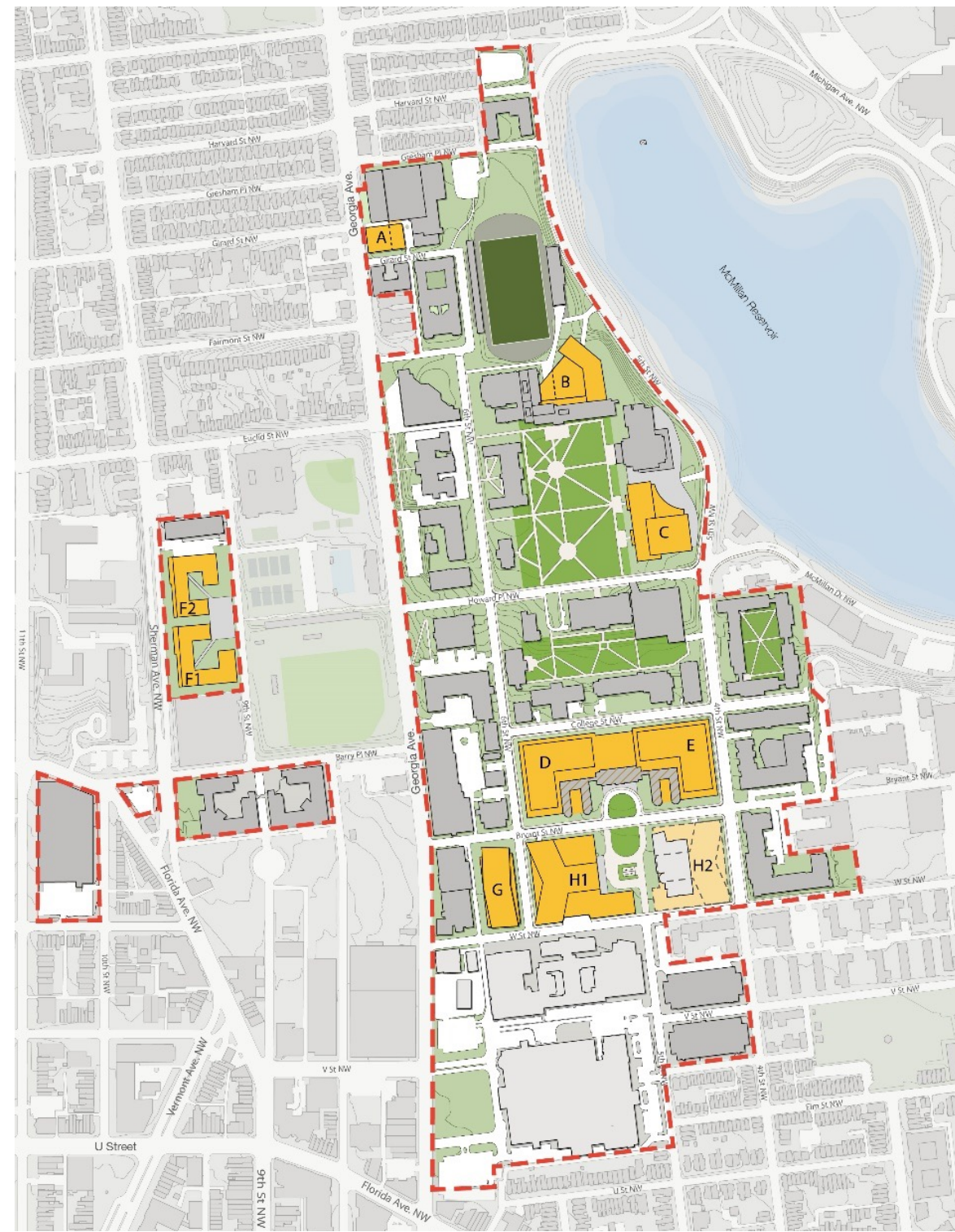
This is the first step in a \$785 million campus master plan that includes construction of three new academic buildings by 2026.



**TOTAL
INVESTMENT:
\$785 MILLION**







LEGEND

- Campus Boundary
- Proposed Buildings
- Future HU Hospital Expansion
- Existing Buildings
- Potential Decommissioning
- Open Space
- Formal Landscape
- Athletic Fields

