

NOTICE OF INTENT TO FILE A ZONING APPLICATION
APPLICATION TO THE DISTRICT OF COLUMBIA ZONING COMMISSION FOR
MODIFICATION TO CONDITIONS OF AN APPROVED CAMPUS PLAN AND FIRST-
STAGE PUD IN Z.C. ORDER NO. 06-11/06-12 AND
FURTHER PROCESSING APPROVAL AND RELATED RELIEF

APRIL 19, 2019

The George Washington University (“University”) gives notice of its intent to file applications for (1) approval of modifications to the approved conditions of its 2007 Foggy Bottom Campus Plan and related First-Stage PUD (“Campus Plan / PUD”) for its Foggy Bottom campus “Campus”) and (2) further processing approval and related relief for the renovation of Thurston Hall.¹ The proposed modifications relate to the conditions of the approved Campus Plan / PUD as a whole, and accordingly the entire Campus is the subject of the modification application. Thurston Hall, an undergraduate residence hall that currently provides approximately 1,080 beds for first-year students, is located at 1900 F Street NW and is known as Square 122, Lot 825 (“Property”). The Property is improved with a 9-story residence hall that contains approximately 183,194 square feet of gross floor area (6.64 FAR) and occupies approximately 20,443 square feet of building area (74%). The Property consists of approximately 27,600 square feet, or approximately 0.63 acres, of land area.

The Campus is located in a number of zone districts, including the RA-4, RA-5, MU-2, and MU-9 Zone Districts; through the Campus Plan / PUD, certain sites have been rezoned to the MU-9 and MU-30 Zone Districts. The Campus is located in the Institutional and High Density Commercial Land Use categories on the Future Land Use Map of the District of Columbia Comprehensive Plan (“FLUM”). The Property is located in the MU-2 Zone District and the Institutional Use Category on the FLUM.

The University proposes to renovate Thurston Hall and anticipates the renovation will take up to two years. During renovation, approximately 1,080 beds will be removed from the University’s undergraduate housing supply. Accordingly, the University has developed a Temporary Housing Plan to accommodate students during this period, which, in addition to utilizing a limited number of available beds in existing on-campus residential buildings, is outlined below:

- The University will provide approximately 250 undergraduate beds for third-year and fourth-year students in The Aston, located at 1129 New Hampshire Avenue, NW.

¹ The University will file two applications: one for the Campus Plan modifications required to implement the Temporary Housing Plan and one for the Thurston Hall further processing approvals.

(This will require relief from Condition P-8(b) of the Campus Plan / PUD, which otherwise does not permit undergraduates at The Aston.)

- The University will secure housing for approximately 300 third-year and fourth-year undergraduate students in hotel rooms at the One Washington Circle hotel, located at 1 Washington Circle, NW.
- The University will house second-year students in the residence hall located at 1959 E Street NW. (This will require a modification of Condition 8 of Z.C. Order No. 746-C.)
- The University will seek to reduce the on-campus bed requirement to 70% of its full-time Foggy Bottom undergraduate population, inclusive of beds provided at The Aston and One Washington Circle. (This will require a modification of Condition C-6 of the Campus Plan / PUD.)

As noted, some components of the Temporary Housing Plan will require temporary relief from the requirements of the Campus Plan / PUD or other zoning approvals. The relief described above is requested only during the two-year period during which Thurston will be renovated (academic year Fall 2020 – Spring 2021, and Fall 2021 – Spring 2022). Beginning in Fall 2022, the above relief will terminate, and the associated conditions will return to effect.

Concurrent with approval of the Temporary Housing Plan, the University will also seek further processing approval under the 2007 Campus Plan for proposed alterations to Thurston Hall. The proposed renovations are designed to improve the student experience and include (1) an overhead canopy to partially enclose the courtyard and permit three-season use and (2) habitable penthouse space containing communal gathering spaces (“Project”).² In connection with further processing approval, relief from the lot occupancy requirements is sought to permit the enclosure over the courtyard. Following the completion of the proposed renovations, Thurston will provide approximately 825 beds. Thurston Hall will remain a height of 87 feet and have a gross floor area of approximately 179,572 square feet (for a floor area ratio of 6.51). The renovated Thurston will have a lot occupancy of approximately 85% with the enclosure, though the base footprint of each floor of the building will be approximately 75%, which is within the 80% lot occupancy limit in the MU-2 Zone. Loading access will continue to be provided from 19th Street NW. The proposed use, height, and density are all consistent with the approved Campus Plan.

Representatives of the University have engaged the leaders of Advisory Neighborhood Commission (“ANC”) 2A, the West End Citizens Association (“WECA”), and the Foggy

² Because the Thurston Hall project is a renovation that does not increase the gross floor area of the existing building, a second-stage PUD is not required.

Bottom Association (“FBA”) in initial discussions regarding the Temporary Housing Plan and the Project. To this end, the Temporary Housing Plan and the Project were introduced at the Campus Plan Advisory Committee (“CPAC”) meeting on March 18, 2019 and at a regularly-scheduled ANC 2A meeting on March 20, 2019. Pursuant to Subtitle Z, Section 300.9 and 302.8, the University will present the proposed modification and further processing applications to ANC 2A at an upcoming public meeting. The University is available to discuss the proposed applications with all interested groups and individuals.

The applications will be filed with the District of Columbia Zoning Commission under Subtitle X, Chapters 1 and 3, and Subtitle Z, Sections 300.1, 302.1 and 704.1 of the District of Columbia Zoning Regulations, 11 DCMR (effective September 6, 2016, as amended), not less than forty-five (45) days from the date of this Notice, which is given pursuant to Subtitle Z, Sections 300.7 and 302.6 of the Zoning Regulations. The architect for the Project is VMDO Architects. The land use counsel is Goulston and Storrs. If you require additional information regarding the applications, please contact David Avitabile at davitabile@goulstonstorrs.com or 202-721-1137.