




MEMORANDUM

TO: District of Columbia Zoning Commission

FROM:  Jennifer Steingasser, Deputy Director

DATE: May 2, 2014

SUBJECT: Request for Minor Modification to the Campus Plan / PUD Order – ZC Case No. 06-11/06-12
(The George Washington University)

I. APPLICATION IN BRIEF

The George Washington University (hereinafter, the “University” or “Applicant”) proposes to lease two floors of a building proposed to be constructed and owned by Hillel at The George Washington University (“Hillel”). The new building, which would replace Hillel’s existing facility at the same site, would be located at 2300 H Street NW. The site is within the boundaries of the University campus. The Applicant requests a minor modification to exempt the University use of a limited amount of square footage – approximately 9,150 square feet – from second-stage PUD approval. This proposed expansion of University use would still be reviewed by the Zoning Commission (“Commission”) as part of a request to amend the campus plan and further processing, scheduled for a Commission hearing on June 23, 2014 (Case No. 06-11L).¹

II. RECOMMENDATION

The Office of Planning (OP) has **no objection** to the proposed change as a minor modification.² OP would recommend that any resulting Order reflect that the proposed square footage, so long as the University’s lease is active, would count toward the overall University development cap approved in Order 06-11/06-12 (the “Order”). OP also notes that if the Commission determines that the modification is minor, that the Applicant suggests that the Commission’s vote regarding the substance of the minor modification could be held in abeyance until the Commission’s vote on the related campus plan amendment and further processing request is also held.

III. BACKGROUND

Applicant: The George Washington University

Site Address: Hillel is located at 2300 H Street NW, Lots 820 and 840 in Square 42 (the “Site”)

The George Washington University Foggy Bottom campus is approximately 43 acres in size and is generally bounded by K Street NW, Washington Circle, and Pennsylvania Avenue NW to the north, 24th Street NW to the west, F Street NW to the south, and 19th and 20th Streets NW to the east.

Lot Size: The Site contains 4,575 square feet of land area

Zoning: R-5-D

¹ An application related to the new Hillel building also is scheduled for a hearing before the Board of Zoning Adjustment on June 3, 2014 (Case No. 18764). The application requests lot occupancy, rear yard, floor area ratio, loading, and roof structure relief.

² See § 3030.

Ward / ANC: Ward 2; ANC2A

Date of Order Issuance: March 12, 2007 (Zoning Commission Order No. 06-11/06-12)

IV. DESCRIPTION OF THE MODIFICATION REQUEST

The Applicant requests a minor modification to exempt leased University space in the new Hillel development from the requirement for a Second-Stage PUD. The relevant provision is Condition P-2 of the Order, which provides that:

P-2: Except for minor renovation projects including those necessary to address building code compliance, no development on Campus resulting in additional density or change in use may be undertaken by the University unless approved by the Commission in accordance with Conditions P-14 through P-17. Such permitted developments shall be:

- a. *Limited to the "development sites" identified in Exhibit A of the PUD application; ...*

The subject site is a non-University owned property located within the campus boundaries. It is not an identified development site in the PUD approved under the Order. Hillel proposes to construct a new building with the University leasing approximately 9,150 square feet of space (two floors) of a four-story building. The Applicant offered the proposed text as either a new subsection "d" or footnote to Condition P-2:

PUD approval is not required for additional density or change in use associated with university use approved in Z.C. Order No. [06-11L/06-12L] that is located within the proposed development to be undertaken by Hillel on Square 42, Lots 820 and 840.

The Applicant asserts the following justifications for the minor modification:

- 1) The amount of additional University space would be minimal, measuring about 9,150 square feet or .5% of the total amount of additional space approved for campus development in the Campus Plan / PUD;
- 2) The Site is not University owned but is located within the campus boundaries³;
- 3) The PUD process would not be appropriate for a project (only 9,150 square feet of which is for University use) or property (4,575 square feet of land area) of this limited size;
- 4) The University is participating in order to financially assist the redevelopment of the Hillel property, due to its historic and ongoing role in University student life; and
- 5) The impact of the expansion of University use will be evaluated by the Commission as part of a companion campus plan amendment and further processing request.

V. OP ANALYSIS

OP does not oppose the modification which appears to have "little or no importance or consequence," and has no preference regarding where the text is inserted in the Order.⁴ OP recognizes that the proposal appears to be a distinct situation which should not be precedent setting for future PUD modifications.

JS/pg
Case Manager: Paul Goldstein

³ The Hillel site is one of about a dozen non-University owned properties within the campus boundaries.

⁴ § 3030.2.