


MEMORANDUM

TO: District of Columbia Zoning Commission

FROM:  Joel Lawson, Associate Director, Development Review

DATE: November 10, 2025

SUBJECT: Case No. **ZC-20-31C (American University)** - Request for a Modification without Hearing to Further Processing Case 20-31B.

SUMMARY and RECOMMENDATION

The Office of Planning does not object to the modification to the approved Order for the American University (AU) Further Processing Case 20-31B, to allow for the internal reconfiguration of spaces and the addition of 2,955 sq.ft. of gross floor area internal to the Sports Center building.

APPLICATION IN BRIEF

Location:	4400 Massachusetts Avenue NW
Legal Description:	Square 1600
Ward/ ANC:	Ward 3/ ANC 3D
Zoning:	RA-1, Campus Plan 20-31.
Previous Approvals:	ZC 20-31B – American University Campus Plan Further Alan and Amy Meltzer Center for Athletic Performance and the Sports Center Annex Processing,
Project Summary & Modification Requested:	Internal reconfiguration of first and second floor spaces and the addition of 2,955 sq.ft. of gross floor area internal to the Sports Center building, intended to better serve the student's health, wellness, and recreation needs.

III. OP COMMENTS

The proposed modifications are to the first and second floors of the Sports Center Building, including an existing second-floor mezzanine with open space to the first floor below. The applicant proposes to remove the existing mezzanine and fill in the open area to create the requested additional floor space. There would be no external alterations or increase in the building footprint. The square footage, according to the filings, would remain below the gross floor area approved in the Campus Plan.

ANC 3D and the American University Neighborhood Partnership are both in support.