

BEFORE THE ZONING COMMISSION OF THE DISTRICT OF COLUMBIA

Application of Indiana University Foundation, Inc. for a Campus Plan

1619 Massachusetts Avenue NW (Square 181, Lot 850)

STATEMENT OF THE APPLICANT IN SUPPORT OF THE APPLICATION

Indiana University Foundation, Inc. (“Indiana University Foundation”), as the applicant and contract purchaser of 1619 Massachusetts Avenue NW (Square 181, Lot 850) (the “Property”), submits this statement in support of its Campus Plan Application to the District of Columbia Zoning Commission, pursuant to 11 DCMR Subtitle X, Section 101 and Subtitle Z, Section 302. In 1986, the Board of Zoning Adjustment approved a special exception and Campus Plan for the Johns Hopkins University to establish a university use on the Property, together with the property located at 1740 Massachusetts Avenue NW (BZA Case No. 14387). Indiana University Foundation now seeks to purchase the Property from Johns Hopkins University and establish a new Campus Plan for Indiana University at 1619 Massachusetts Avenue NW.

I. BACKGROUND

The Property, currently part of the existing Johns Hopkins University Campus Plan, was initially approved pursuant to Board of Zoning Appeals (“BZA”) Order No. 14387, dated June 11, 1986, which covered two sites: 1619 Massachusetts Ave NW and 1740 Massachusetts Ave NW. As part of a separate application, Johns Hopkins University will submit a request to the Zoning Commission for an amendment to its existing Campus Plan to remove 1619 Massachusetts Avenue from its boundaries, while retaining the Johns Hopkins University Campus Plan for the property at 1740 Massachusetts Avenue NW.¹

¹ Subsequent to the filing of this Application, Johns Hopkins University sold 1740 Massachusetts Avenue NW to a third party. As such, Johns Hopkins University no longer intends to maintain the existing Campus Plan for 1740 Massachusetts Avenue NW.

Indiana University Foundation proposes to establish a new Washington, D.C. campus within the existing eight-story building on the Property (the “Campus”). The Campus will include the adaptive reuse of the existing building, with no exterior expansion proposed. Indiana University Foundation proposes to renovate the existing building to include event and convening space, academic space, offices, and dormitories. The student housing will be located on-site and will provide housing for students of Indiana University’s Washington-based programs. The Campus will maintain the building’s current gross floor area and lot occupancy, and no changes will be made to the exterior design or height of the building. All improvements will be contained within the existing structure.

The existing building was built in the 1960s and consists of concrete frame, masonry, and storefront construction. The building is comprised of 56,773 s.f. of gross floor area with eight stories above grade plus a mechanical penthouse and one level of below grade parking. The ground floor will be reimaged with all new finishes and partitions to provide a welcoming and secure lobby, with multipurpose convening spaces and appropriate support. Two full upper levels (the 6th and 7th floors) will be completely renovated to add student housing for approximately 35-40 students, with a mixture of single and double occupancy dormitory rooms and shared amenities. Other levels of the building will receive finish, fixture and lighting upgrades as part of a refresh. The aging elevators will be modernized. New restroom cores on each level will replace the existing outdated and inaccessible spaces. Sprinkler protection will be extended to all floors. Minor exterior improvements will include new entrances, cleaning of stone cladding, repainting and touch up of storefront, roof repairs, signage and concrete repair.

II. PLANNING AND ZONING CONTEXT

The Property is located in the MU-2/DC zoning district on Massachusetts Avenue NW between 16th and 17th Streets. The Property is also located within the Dupont Circle Historic District and is designated as High Density Residential on the Future Land Use Map of the District of Columbia Comprehensive Plan. University uses, including dormitory uses, are permitted in the MU-2/DC zone with a special exception subject to the conditions of Subtitle X of the D.C. Zoning Regulations. The Campus Plan provisions in Subtitle X, Chapter 1 apply to university uses when permitted as a special exception.

III. PROPOSED CAMPUS PLAN DETAILS

The proposed Campus Plan will establish a new university facility that directly supports student engagement with national policy, government institutions, and nonprofits in the District. The campus will be a resource for Indiana University students in Washington-based programs focused on federal policy, international relations, and advocacy, strengthening their academic and professional growth in the District.

The Indiana University D.C. Campus will include a variety of educational functions. As a university facility, it is anticipated that the building will host class activities, guest lectures, workshops, small gatherings and meetings with a variety of class types. These class types will include traditional lectures, active learning work settings and remote lecture style learning. It is also anticipated that the facility will host a variety of gatherings for Indiana University alumni, faculty, staff, guests and students in settings relevant to various academic and research pursuits of the University. These gatherings will utilize the building's larger classrooms and other spaces to allow for such events to occur. The new Campus will also likely host meetings that involve invited guests from various D.C. and federal agencies to allow for interaction with Indiana University

students, faculty and staff. Educational activities are anticipated to include Indiana University areas of study including but not limited to Public and Environmental Affairs, Law, Business, International Affairs, Informatics and Computing, and the College of Arts and Sciences.

As noted above, the new Campus will include housing for up to 40 students. It is also anticipated that the Campus will employ 2-3 administrative staff, 2-4 public affairs staff, and 2-4 research staff (6-9 Administrative staff total). Up to 30 faculty, mostly including part-time, adjunct, and visiting faculty, may teach classes at the D.C. campus. There will be up to 231 total classroom seats. The existing building includes 23 parking spaces, which meets the minimum parking requirements. It is not anticipated that students will have their own vehicles. It is expected that a maximum of 200 students will be permitted to study and/or reside within this Campus Plan on any given year, over the next ten years.

IV. CAMPUS PLAN REVIEW STANDARDS

Pursuant to the Campus Plan provisions of Subtitle X, Section 101, when considering a proposed Campus Plan, the “uses shall be located so that they are not likely to become objectionable to neighboring property because of noise, traffic, parking, number of students, or other objectionable conditions.” *See* 11-X DCMR § 101.2. Further, the Zoning Commission must determine that the “application will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps, and will not tend to affect adversely the use of neighboring property, in accordance with the Zoning Regulations and Zoning Maps, subject to the special conditions specified in this section.” *Id.* § 101.14. For the reasons discussed below and herein, the proposed Campus Plan will comply with these review standards. Pursuant to Subtitle Z, Section 302, the following additional application information shall be provided as part of any Campus Plan application.

A. Neighborhood Context

As noted above, all proposed modifications will be confined within the existing building, thereby ensuring minimal impact on the neighborhood's physical appearance, and maintaining consistency with the historical and architectural character of the area. Beyond the request for approval of a new Campus Plan and associated university use on the Property, no variances or other zoning relief are requested as part of this application. As such, and for the reasons discussed herein, the proposed Campus Plan should not become objectionable to, nor adversely affect the use of neighboring property.

i. Edge Conditions/Border Transitions

Indiana University Foundation's proposed Campus Plan will maintain the current use and footprint of the building on the Property, thus minimizing any impacts to the surrounding community while respecting existing edge conditions and border transitions. The interior changes and reuse of this property within the existing structure preserves the architectural continuity along Massachusetts Avenue NW, harmonizing with nearby buildings and maintaining the character of the neighborhood.

ii. Community Relations

Indiana University and the Indiana University Foundation are committed to fostering strong community relations and maintaining open lines of communication with Advisory Neighborhood Commission 2B, local residents, and stakeholders. Engagement efforts will include regular updates, presentations, and opportunities for dialogue to address any community concerns.

iii. Mitigation of Impacts

Indiana University and the Indiana University Foundation have proactively identified and are prepared to mitigate any potential impacts of the proposed D.C. Campus operations. This

includes ensuring that academic activities and campus use do not disrupt any neighboring uses and residents within the neighborhood. The addition of student housing on-site will have minimal impact, with students being governed per Indiana University's Code of Conduct. As noted above, it is not expected that students on campus will have their own vehicles.

iv. Noise, Amplified Sound and Lighting

To minimize disturbances, Indiana University will maintain policies limiting noise, amplified sound, and outdoor lighting. The D.C. Campus has been designed to contain noise within the building and limit exterior lighting to what is necessary for security. It is expected that the current inoperable windows will remain in place, thereby further mitigating potential noise and other impacts from the building.

v. Outdoor Activities and Special Events

Indiana University does not plan to hold large outdoor events on the property. Any special events will be conducted indoors within the existing building.

B. Comprehensive Accessibility

A campus plan application must include information related to a transportation demand management plan, multi-modal transportation plan, and parking and loading study. Here, the Applicant has submitted a Technical Memorandum from Gorove Slade regarding a transportation analysis for the proposed Campus Plan. Given that this is an adaptive reuse project with no new construction and limited student dormitories, the transportation impact and parking/loading demand of the building is expected to be reduced as compared to the previous use. The project will include a TDM plan with measures that adequately promote non-vehicular modes of travel. The proposed Campus Plan is not expected to have an adverse impact on the surrounding transportation network.

C. Conservation

As noted, the Property is located within the Dupont Circle Historic District. Other than signage, no changes are proposed to the exterior of the building nor the area of the Property outside of the building. As such, no historic issues should be implicated by this project. With respect to sustainability considerations and environmental concerns, this is an adaptive reuse project, which will preserve the existing building and will involve limited disruption to the site and surrounding environment.

V. CONSISTENCY WITH THE COMPREHENSIVE PLAN

In accordance with Subtitle X, Section 101.11, the proposed Indiana University Campus Plan at 1619 Massachusetts Avenue NW is not inconsistent with the goals and policies of the District of Columbia Comprehensive Plan, including both the Citywide Elements and the applicable Area Elements. The project supports the Plan's broader objectives of advancing educational opportunities, adaptive reuse, and promoting access to educational resources. The following Comprehensive Plan elements are advanced by the proposed Campus Plan:

Table 1: Comprehensive Plan Elements Addressed by Indiana University Campus Plan	
Land Use Element LU-2.3.4, LU-2.3.5, LU-3.3.2	Urban Design Element UD-2.2.1, UD-2.2.5
Economic Development Element ED-2.4.1, ED-2.4.2	Environmental Protection Element E-3.2.1, E-4.2
Educational Facilities Element EDU-3.3.1, EDU-3.3.2, EDU-3.3.4	Transportation Element T-2.4.1, T-3.1.1
Housing Element H-1.3.5	Near Northwest Area Element NNW-1.1.7, NNW-2.2.2

Citywide Elements

A. LU-2.3.4, 2.3.5, 3.3.2 - Institutional Uses and Buffering

This Campus Plan supports the goal of integrating institutional uses into the existing landscape while minimizing conflicts with surrounding uses. In addition to the adaptive reuse of the existing building, the proposed Indiana University Campus will be centered near chancery and other institutional embassy uses, maintaining the established character of Massachusetts Avenue NW. By establishing this academic presence in Washington, D.C., Indiana University strengthens the D.C.'s role as an international hub for policy research.

B. EDU-3.3.1, 3.3.2, 3.3.4 – Satellite Campuses, Balancing University Growth, and Student Housing

The proposed Campus Plan will be a satellite campus for Indiana University in D.C. This new Campus Plan will provide an opportunity for academic engagement in public affairs and a space for students to live and thrive in the center of the District. The Campus, as an adaptive reuse project with minimal exterior changes, will not adversely affect the quality of life in surrounding residential neighborhoods. The Campus will provide on-campus student housing to reduce impacts on the housing stock in adjacent neighborhoods.

C. H-1.3.5 - Campus Housing

The addition of student housing to the existing building aligns with the Comprehensive Plan's goal for universities to provide on-site accommodations to reduce off-campus housing needs. This Campus Plan ensures that Indiana University students are housed in a manner that does not displace existing residential communities.

D. ED-2.4.1 & 2.4.2 – Institutional Growth

Indiana University will support the District's economic development by increasing the presence of a major university, attracting talent, and expanding communication with policy

institutions. The campus will boost the local economy by expanding the university's workforce, adding academic and administrative jobs, and supporting related industries such as hospitality and research.

E. UD-2.2.1 & 2.2.5 – Urban Design and Historic Preservation

1619 Massachusetts Avenue NW, originally known as the Forest Industries Building, was completed in 1961 and represents the Modernist architectural style. The Campus Plan is designed to preserve the historic character of Dupont Circle and the historic buildings therein. The planned renovations are consistent with UD-2.2.5, which will respect the architectural integrity of the original design.

F. E-3.2.1 & 4.2 - Sustainability

Retrofitting the existing structure rather than demolishing and rebuilding prevents large amounts of carbon emissions associated with materials, transportation, and construction activities. Accordingly, the Indiana University Campus will align with E-4.2 (Promoting Green Building) by incorporating newer energy-efficient features as part of the building's renovation.

G. T-2.4.1 & T-3.1.1 - Transportation

The Campus Plan prioritizes walkability and access to public transit, in alignment with T-2.4.1 (Pedestrian Network) by placing academic and residential functions within a walkable, transit-oriented environment. This Plan supports T-3.1.1 (TDM Programs) by minimizing the need for student vehicle ownership.

Area Elements – Near Northwest

A. Policy NNW-1.1.7 – Student Housing

The Campus Plan will provide on site student housing in alignment with the Comprehensive Plan.

B. Policy NNW-2.2.2 – Dupont Circle Building Design

By preserving the building’s footprint and existing use patterns, the reuse of the building aligns with the area’s urban design goals, which maintains the neighborhood’s appropriate scale.

VI. RACIAL EQUITY ANALYSIS

Indiana University Foundation’s proposal aligns with the Comprehensive Plan’s focus on equity and inclusion. This section provides an evaluation of the project through a racial equity lens, particularly addressing issues of access, displacement, and opportunity, as set forth through the Zoning Commission’s Racial Equity Tool.

A. Promoting Equity Through Educational Access

The proposed university use at 1619 Massachusetts Avenue NW will enhance educational opportunities for students, including those from underserved and historically marginalized communities. Indiana University is committed to ensuring that its Washington-based programs are accessible to students of diverse racial and socioeconomic backgrounds. By establishing a presence in Washington, D.C., the university will provide students, especially those interested in federal policy and advocacy, with a platform to engage with key national and international institutions.

B. No Displacement or Housing Impact

The adaptive reuse of the existing building for educational and residential purposes will not result in the displacement of any tenants or residents, as the property is currently unoccupied by residential tenants. Additionally, the proposed housing component—limited to 35-40 students—will not impact the availability of market-rate or affordable housing in the area. Indiana University’s student housing will be managed in accordance with Indiana University standards.

C. Access to Opportunity

This zoning action will create new educational and employment opportunities, both directly and indirectly, for local residents. Indiana University's programs in D.C. focus on federal policy, government, and international relations, sectors where people of color are underrepresented. By fostering connections with national organizations and government institutions, the university will contribute to creating pathways for students of color to access these fields.

E. Community Engagement and Outreach

Indiana University has already initiated engagement with ANC 2B to ensure community input is considered throughout the planning process. Regular updates and open lines of communication will continue between Indiana University and the neighborhood. Indiana University remains committed to continuing this engagement to address any additional concerns.

F. Consistency with the Comprehensive Plan

This application aligns with the Comprehensive Plan's goals of promoting racial equity by ensuring that Indiana University's presence in D.C. contributes to educational equity and opportunities. The project supports key equity-related policies in the areas of housing, education, and community development, without contributing to displacement or gentrification pressures in the area. By prioritizing access to education and minimizing community impact, the proposed Campus Plan upholds the goals of equitable development as articulated in the Comprehensive Plan.

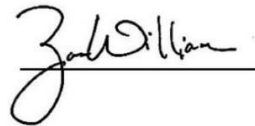
VII. COMMUNITY ENGAGEMENT

Indiana University has engaged with Advisory Neighborhood Commission 2B, including presenting at ANC 2B's Land Use Committee prior to and subsequent to the filing of this

Application. On February 12, 2025, ANC 2B voted to support this Application.

VIII. CONCLUSION

Indiana University Foundation respectfully requests the Zoning Commission's approval of its application for a new Campus Plan at 1619 Massachusetts Avenue NW. This project will expand Indiana University's presence in D.C., reinforcing its commitment to education in a sustainable manner through the adaptive reuse of the existing building on the Property.

A handwritten signature in black ink, appearing to read "Zach Williams", written over a horizontal line.

Zachary G. Williams, Esq.
Venable LLP
Authorized Agent for the Applicant