

Indiana University Campus Plan 1619 Massachusetts Avenue NW

Zoning Commission Presentation
March 6, 2025

Zachary G. Williams, Venable LLP
Land Use Attorney and Agent for the Applicant

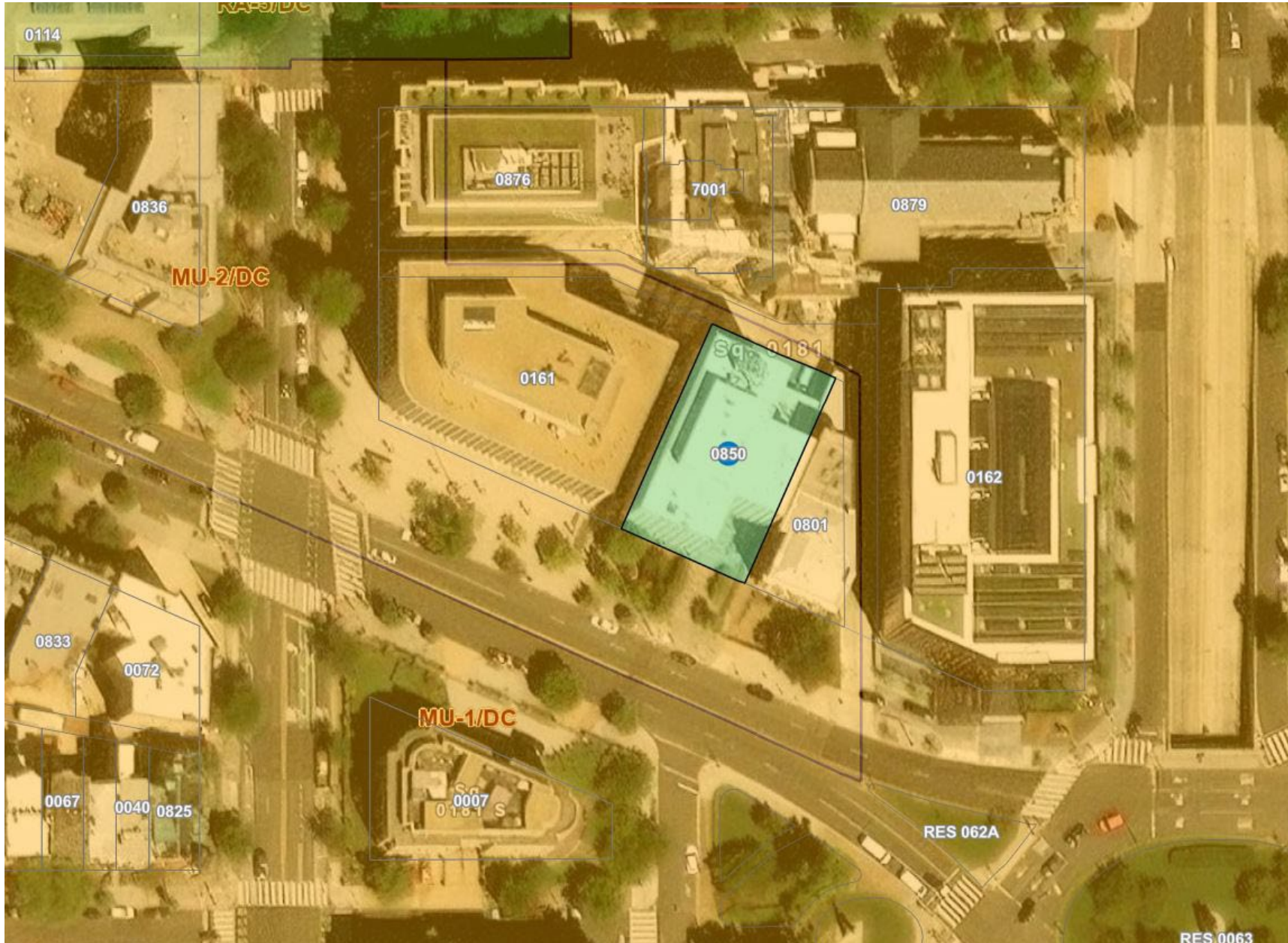
VENABLE_{LLP}



INDIANA UNIVERSITY

ZONING COMMISSION
District of Columbia
CASE NO.24-17
EXHIBIT NO.22

1619 Massachusetts Avenue NW – Zoning Aerial Map



1619 Massachusetts Avenue NW – Street View



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INDIANA UNIVERSITY

Prior Johns Hopkins University Campus Plan

- The Board of Zoning Adjustment approved a Campus Plan for Johns Hopkins University in 1986.
- The Johns Hopkins University Campus Plan covered two properties:
 - 1619 Massachusetts Avenue NW
 - 1740 Massachusetts Avenue NW
- The Indiana University Campus Plan will replace the Johns Hopkins University Campus Plan at 1619 Massachusetts Avenue.
- Johns Hopkins University recently sold 1740 Massachusetts Avenue NW.

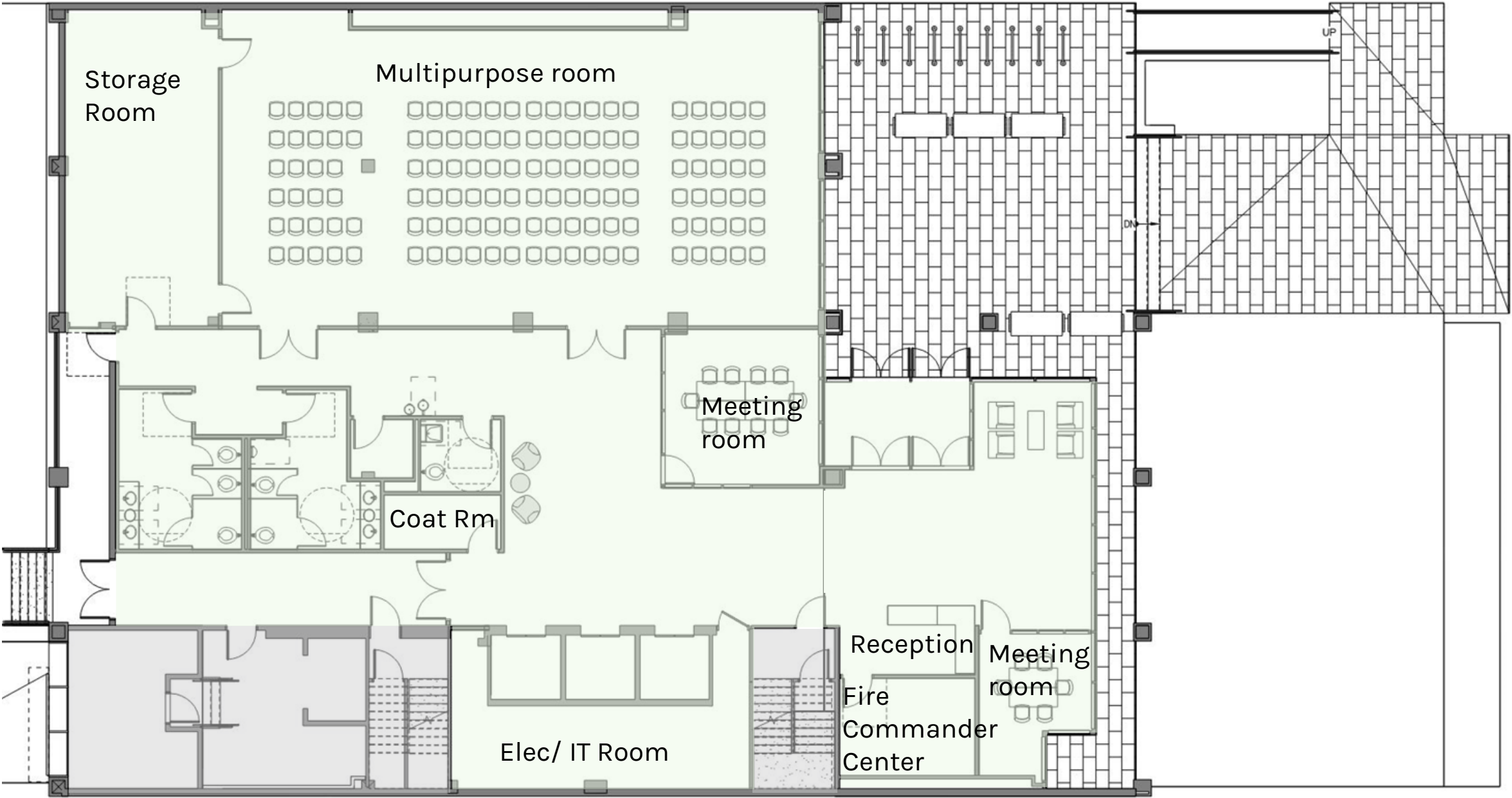
Proposed Indiana University Campus Plan

- In the MU-2/DC zone, university uses, including dormitory uses, are permitted with a special exception subject to the Campus Plan provisions of Subtitle X of the D.C. Zoning Regulations.
- Indiana University proposes to establish a new Washington, DC campus within the existing eight-story building at 1619 Massachusetts Avenue NW.
- The Campus will include the adaptive reuse of the existing building, with no exterior expansion proposed.
- The interior of the building will be improved to accommodate classrooms, offices, and student housing for 35-40 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.

GROUND FLOOR – ENTRY AND MEETINGS SPACES

FLOOR PLAN

- New restroom Core
- Multipurpose room and new meeting rooms
- Lobby space



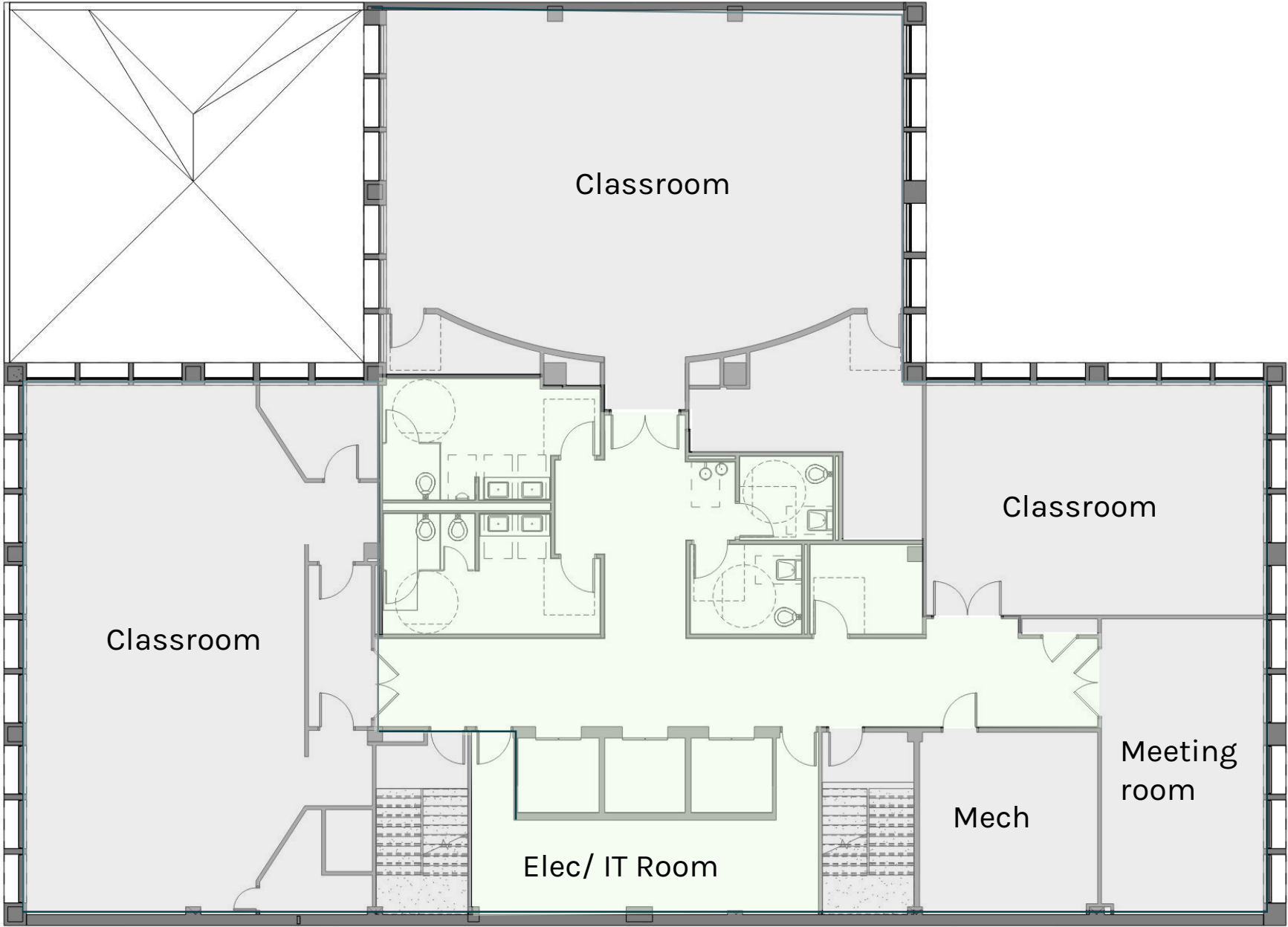
Level 1 alterations replace carpet where it applies, repaint the walls, repair the ceiling / replace the ceiling with new fire protection system, replace light fixtures with LEDs

Level 2 alterations include the reconfiguration of space, the addition or elimination of any door or window, the reconfiguration of MEP/FP, installation of any additional equipment, elevator modernization

L2- CLASSROOMS

FLOOR PLAN

- New restroom Core
- Upgraded elevator hallway



Alteration Level 1

Alteration Level 2

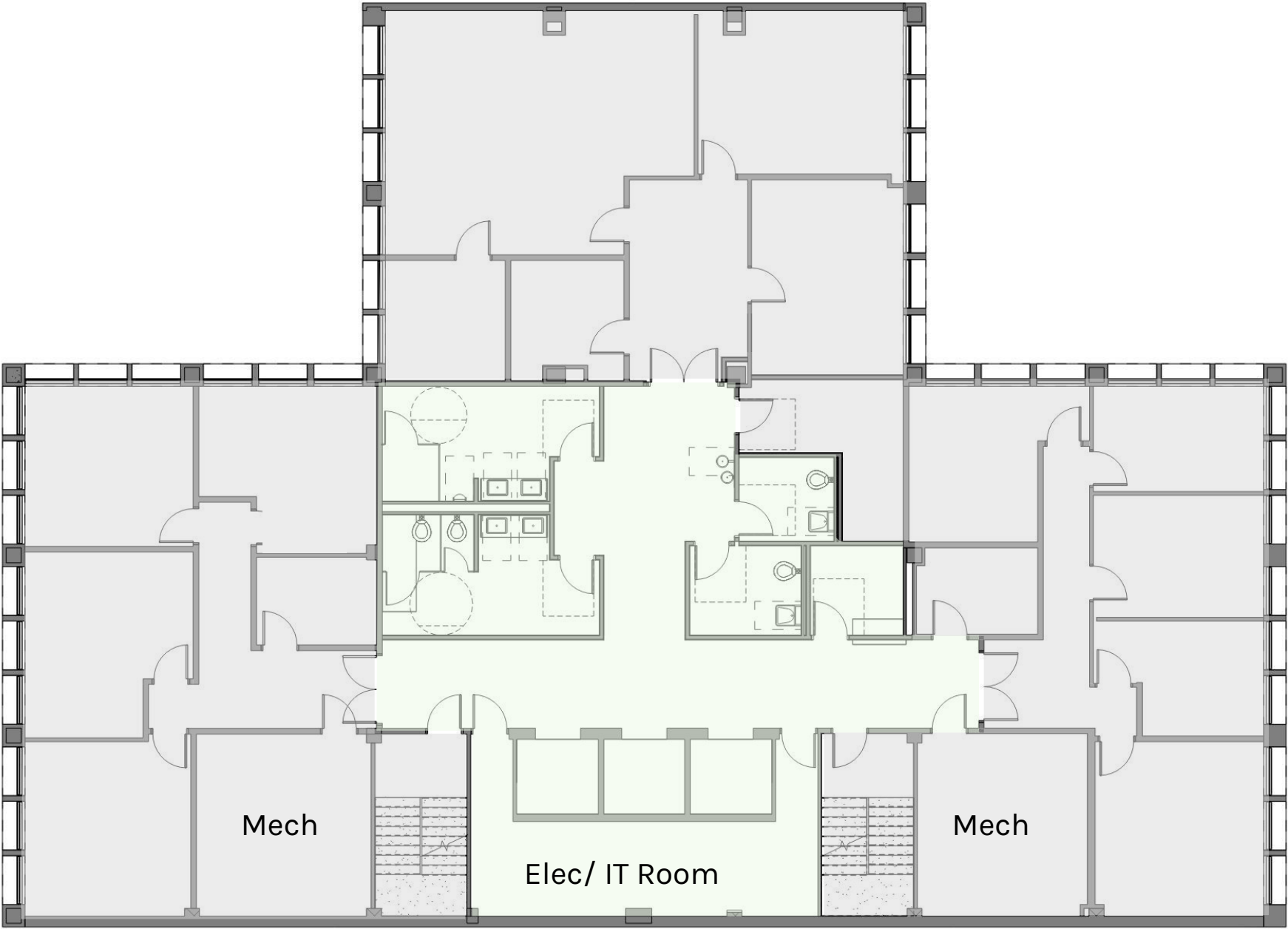
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L3- OFFICES

FLOOR PLAN

- New restroom Core
- Upgraded elevator hallway



Alteration Level 1

Alteration Level 2

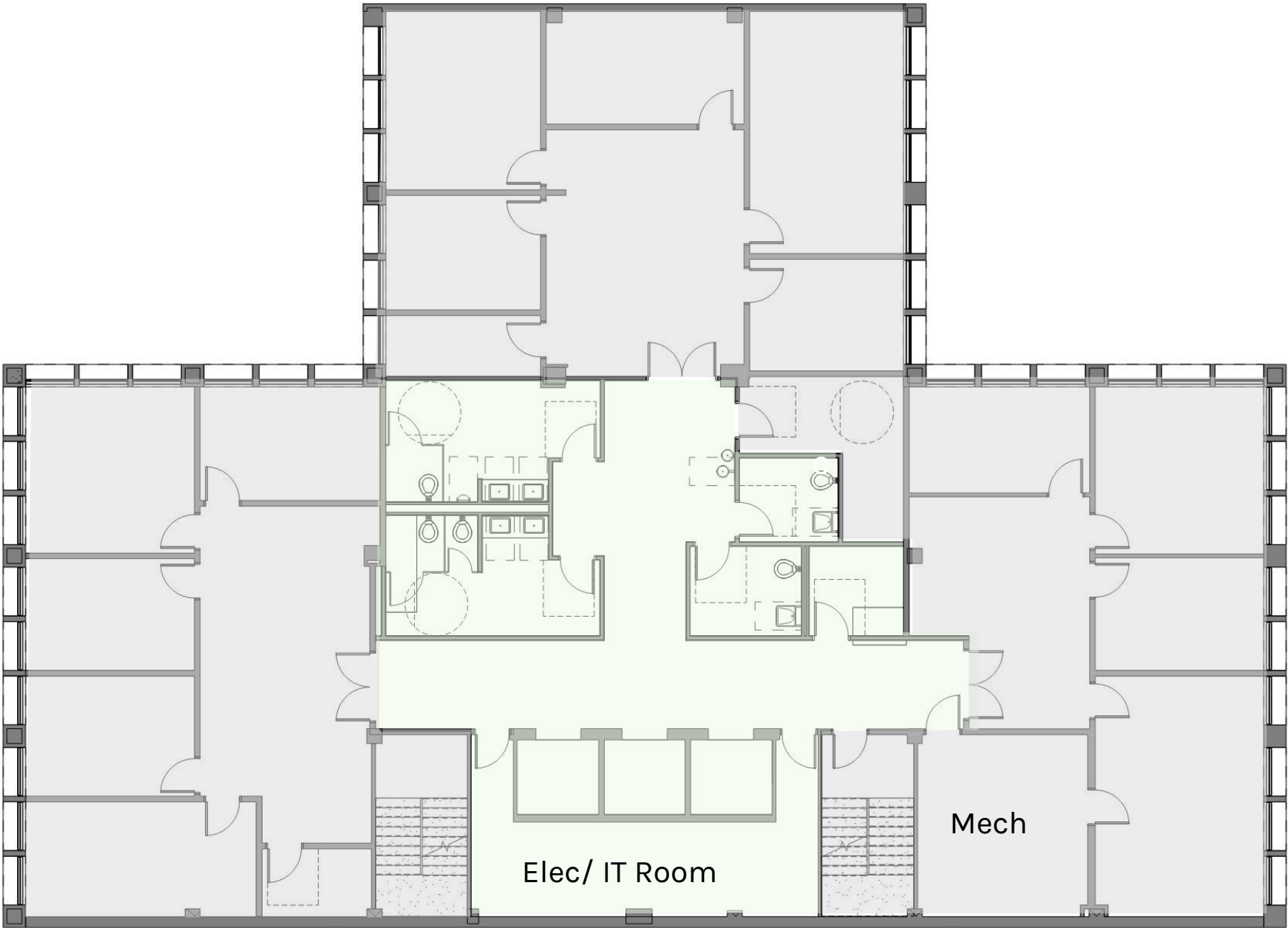
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L4- OFFICES

FLOOR PLAN

- New restroom Core
- Upgraded elevator hallway



Alteration Level 1

Alteration Level 2

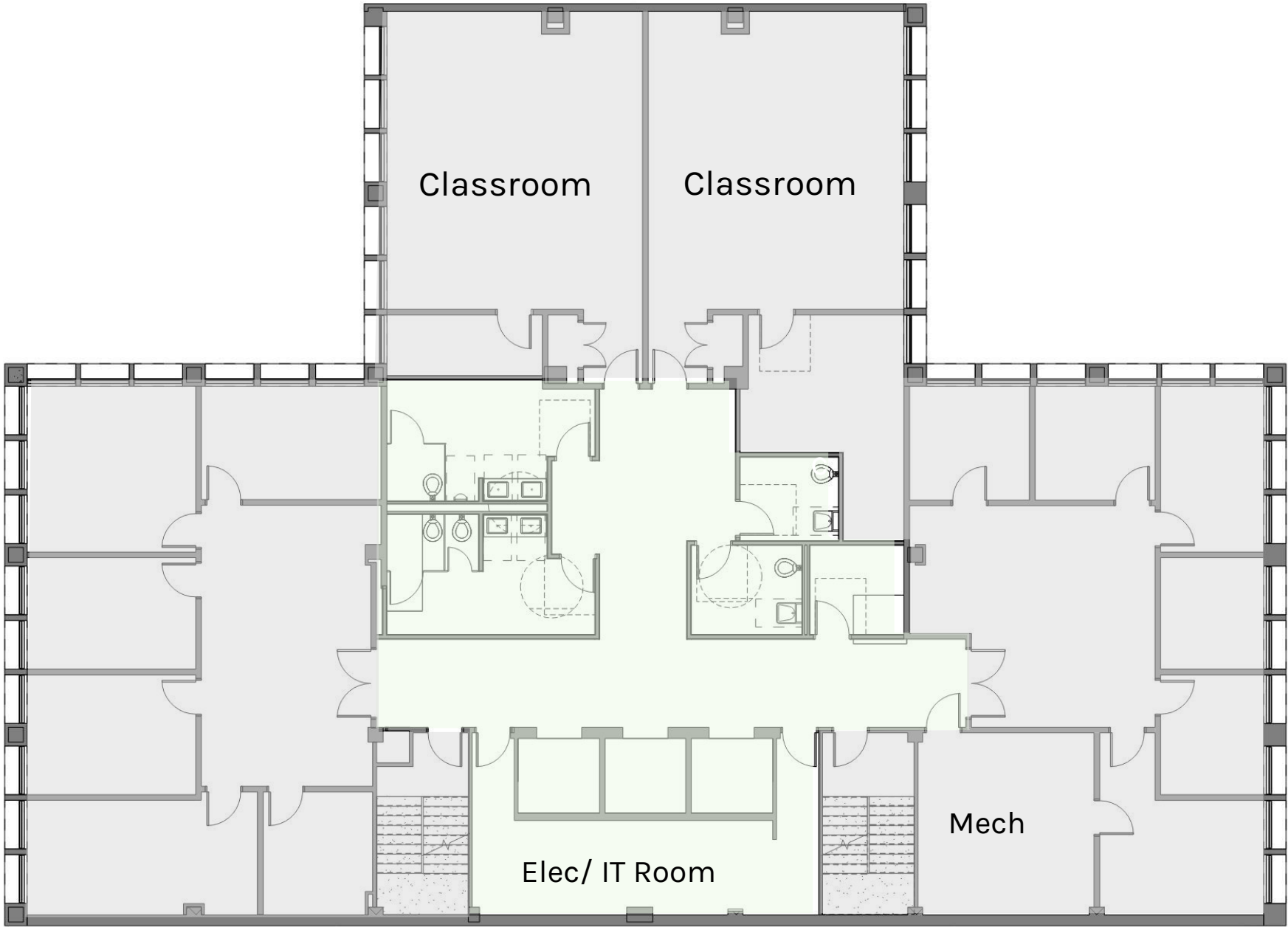
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L5- OFFICES + CLASSROOMS

FLOOR PLAN

- New restroom Core
- Upgraded elevator hallway



Alteration Level 1

Alteration Level 2

Level 1 alterations replace carpet where it applies, repaint the walls, repair the ceiling / replace the ceiling with new fire protection system, replace light fixtures with LEDs

Level 2 alterations include the reconfiguration of space, the addition or elimination of any door or window, the reconfiguration of MEP/FP, installation of any additional equipment, elevator modernization

L6/L7 – DORMITORIES

FLOOR PLAN

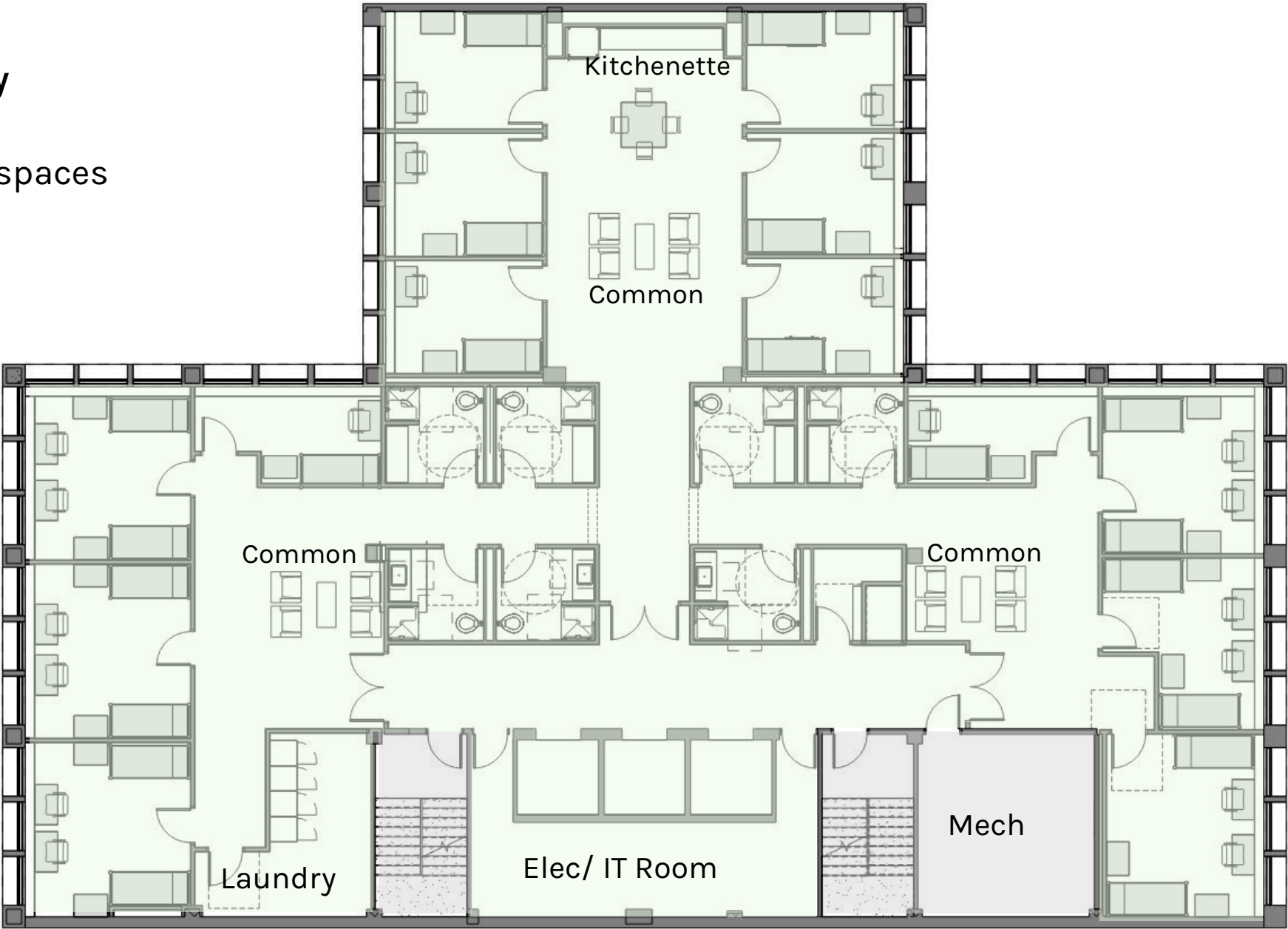
L6/L7 is Change of Occupancy

- New restroom Core
- New dorms and supporting spaces

8 Single-Bed Rooms

6 Double-Bed Rooms

Total: 20 Beds/FL



Alteration Level 1

Alteration Level 2

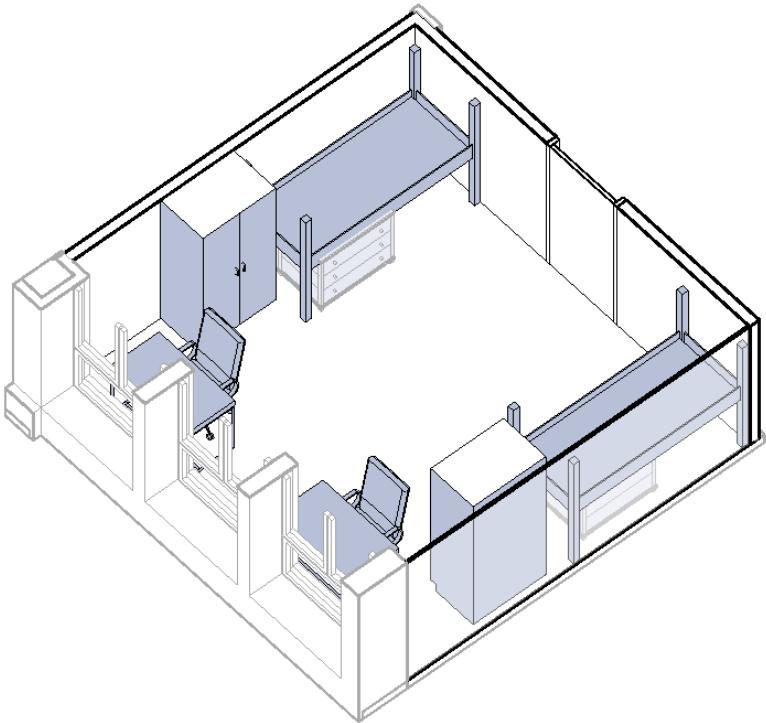
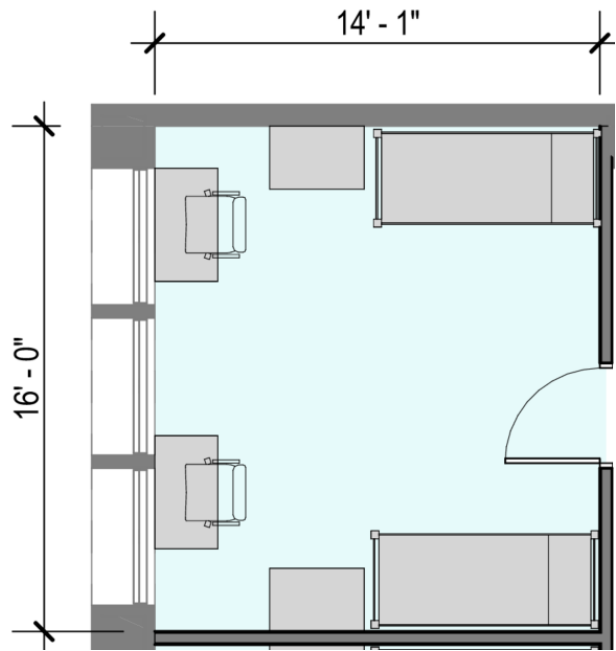
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L6/L7 - DORMITORIES

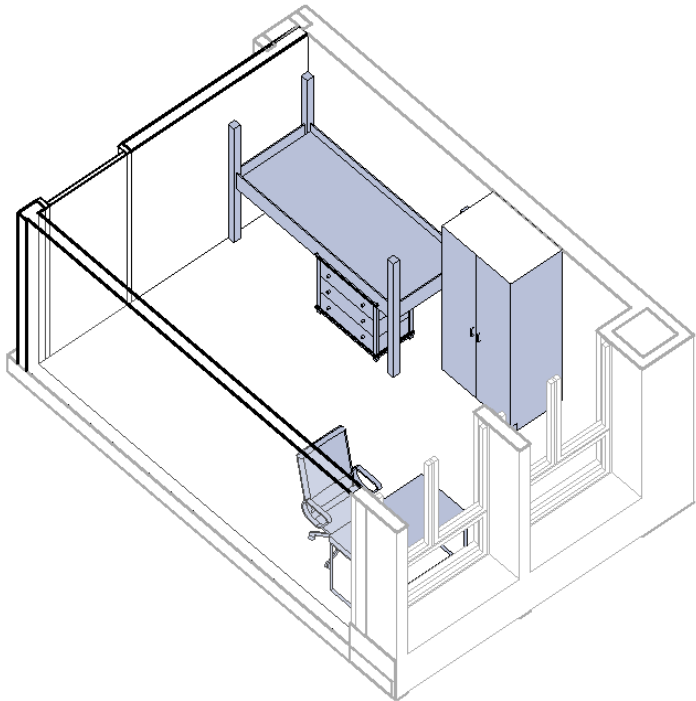
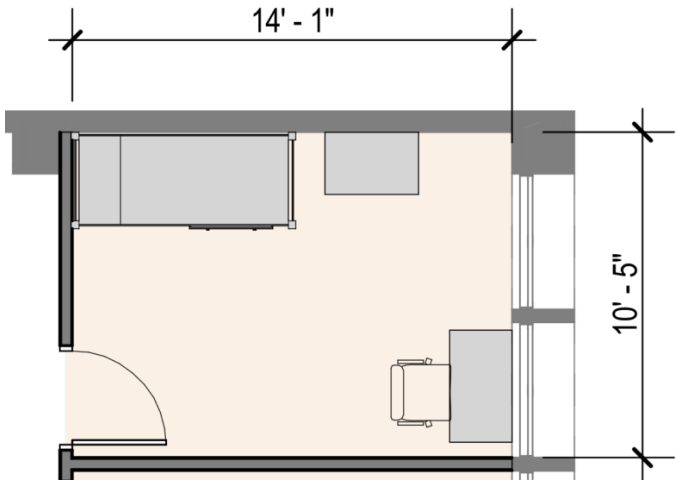
TYPICAL ROOM LAYOUTS

Typical Double Room Layout



- (2) Twin XL Loft Beds
- (2) Desk
- (2) Chair
- (2) Wardrobe
- (2) Dresser (below bed)

Typical Single Room Layout

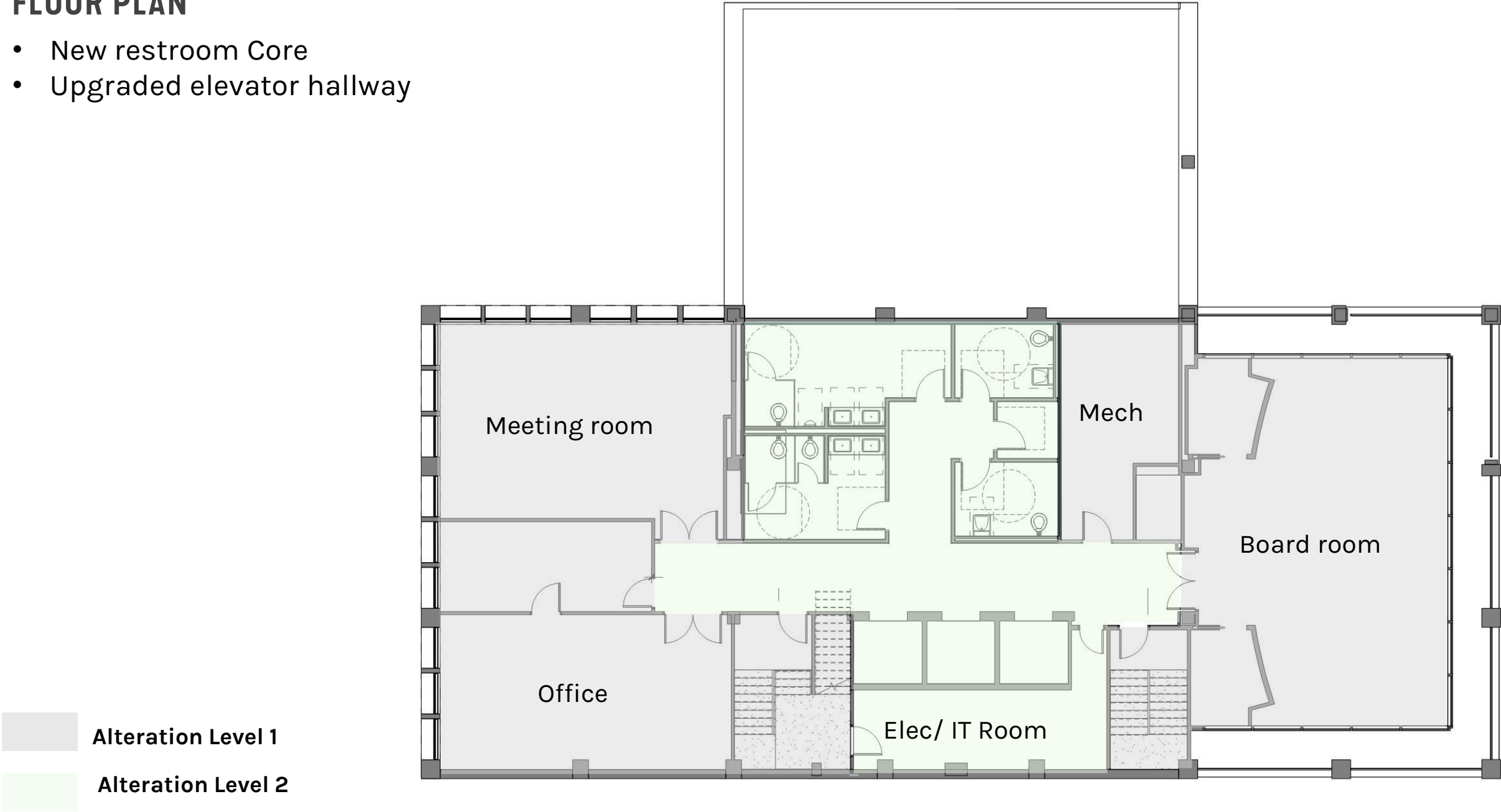


- (1) Twin XL Loft Beds
- (1) Desk
- (1) Chair
- (1) Wardrobe
- (1) Dresser (below bed)

L8- CONFERENCES AND OFFICE

FLOOR PLAN

- New restroom Core
- Upgraded elevator hallway

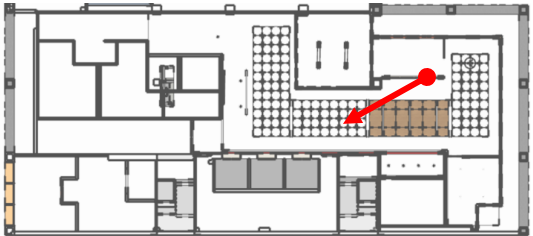


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GROUND FLOOR

LOBBY

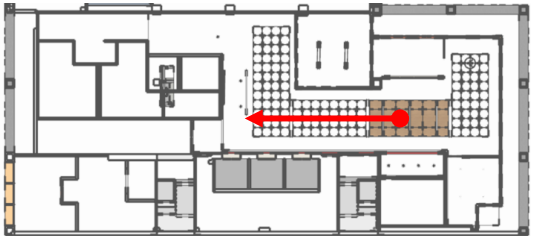


WoodWorks® Solid Ceiling & Wall Panels

HOW	WoodWorks® Open Cell
HOW	WoodWorks® Grille – Classics
HOW	WoodWorks® Grille – Forté
HOW	WoodWorks® Grille Tegular
HOW	WoodWorks® Linear Tegular
HOW	WoodWorks® Linear Solid

GROUND FLOOR

LOBBY

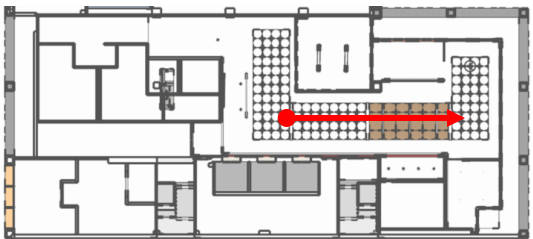


WoodWorks® Solid Ceiling & Wall Panels







HOW	WoodWorks® Open Cell
HOW	WoodWorks® Grille – Classics
HOW	WoodWorks® Grille – Forté
HOW	WoodWorks® Grille Tegalur
HOW	WoodWorks® Linear Tegalur
HOW	WoodWorks® Linear Solid

GROUND FLOOR

LOBBY



WoodWorks® Solid Ceiling & Wall Panels

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	WoodWorks® Grille – Classics
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	WoodWorks® Linear Tegular
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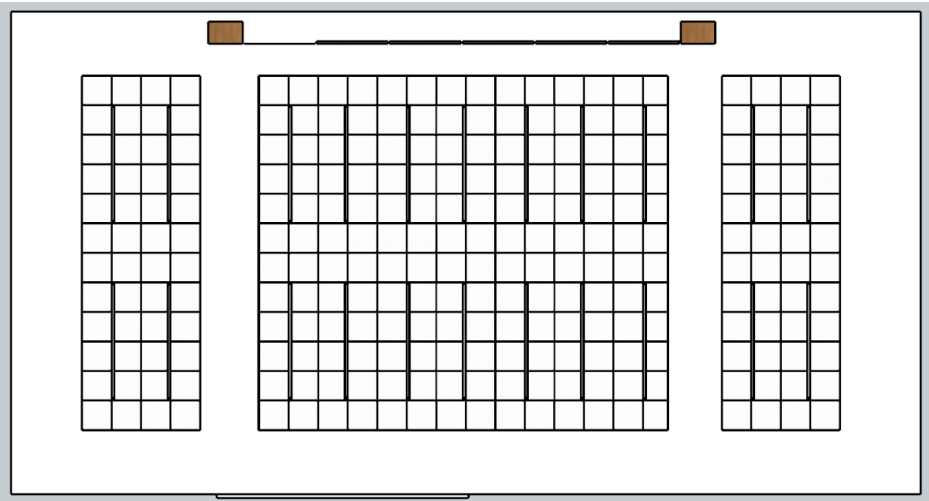
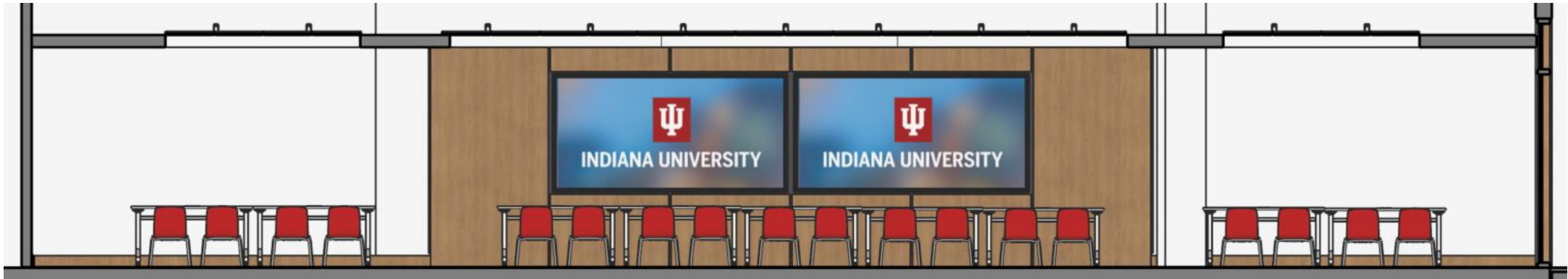
GROUND FLOOR

LOBBY VIEW FROM STREET



GROUND FLOOR

MULTIPURPOSE ROOM



GROUND FLOOR

MULTIPURPOSE ROOM



DORMITORIES FLOOR

DORM ROOM VIEW



DORMITORIES FLOOR

COMMON SPACE



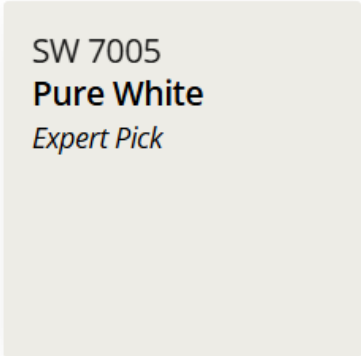
RESTROOM

CAMPUS EXAMPLE AND PROPOSED FINISH PALETTE



Women’s Restroom – Renovated 2019

WALL



Sherwin Williams
Pure White



Porcelasona Malaga White
20x27 Tile



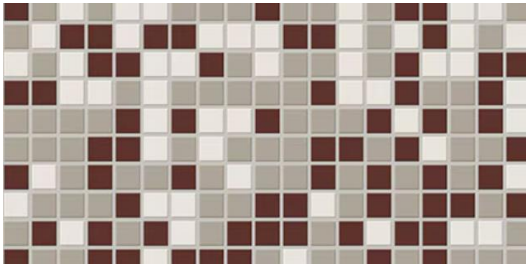
Daltile
Jasmine White

COUNTERTOPS

FLOOR

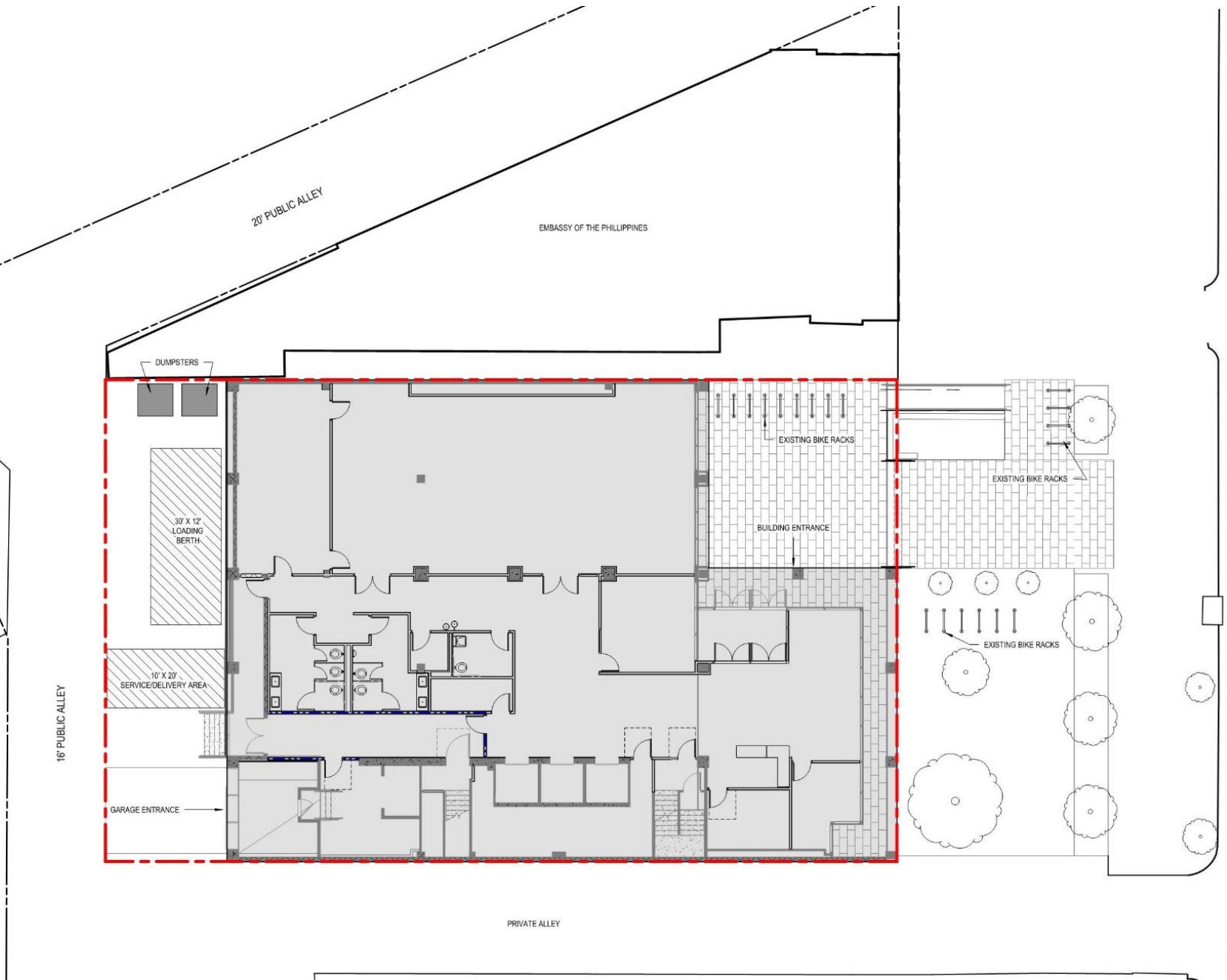


Daltile Keystone
2x2 Mosaic Tile



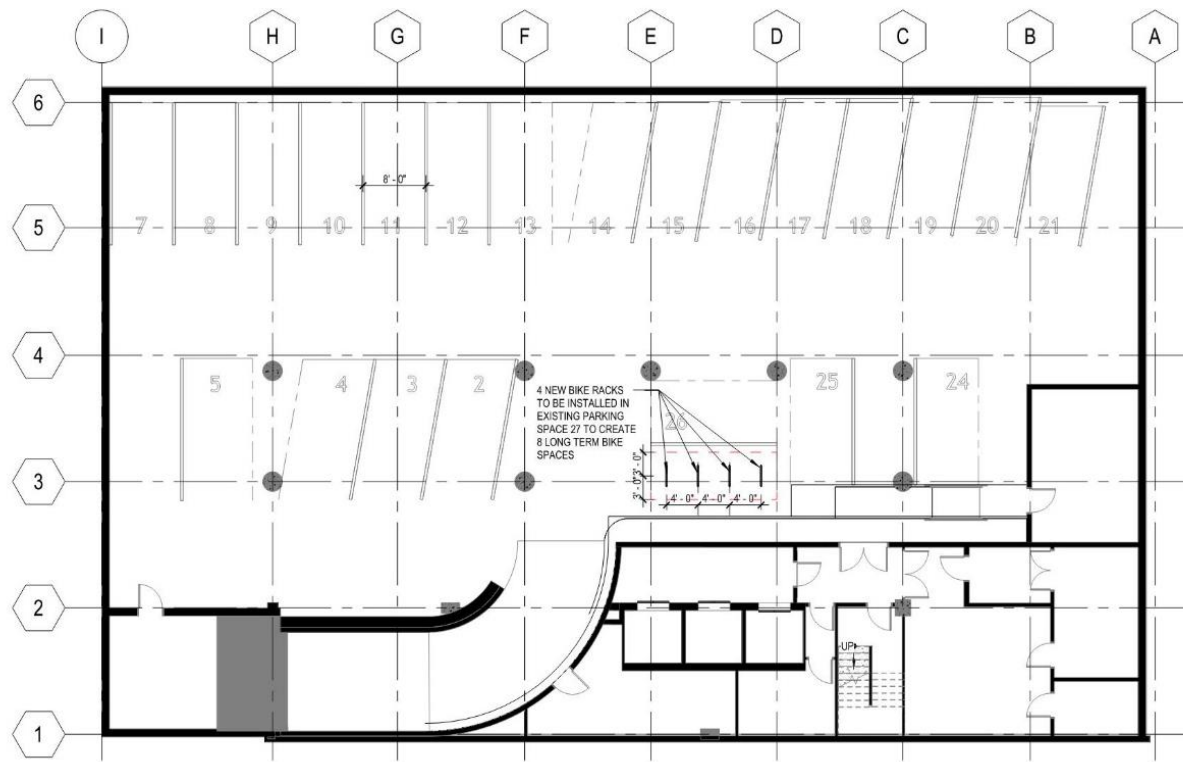
Daltile Keystone Maple Blend
2x2 Mosaic Tile

ZONING INFORMATION



Ground Level

TOTAL EXISTING TO REMAIN VEHICLE PARKING SPACES: 22
TOTAL EXISTING TO REMAIN BIKE PARKING SPACES ON STREET LEVEL: 38
TOTAL NEW LONG TERM BIKE PARKING SPACES IN GARAGE: 8



Garage Level



Transportation Planners and Engineers

**Indiana University DC Campus Master Plan
(1619 Massachusetts Avenue NW)
Transportation Presentation
Z.C. Case No. 24-17**

March 6, 2025

Site Location

Metrorail (Red Line)

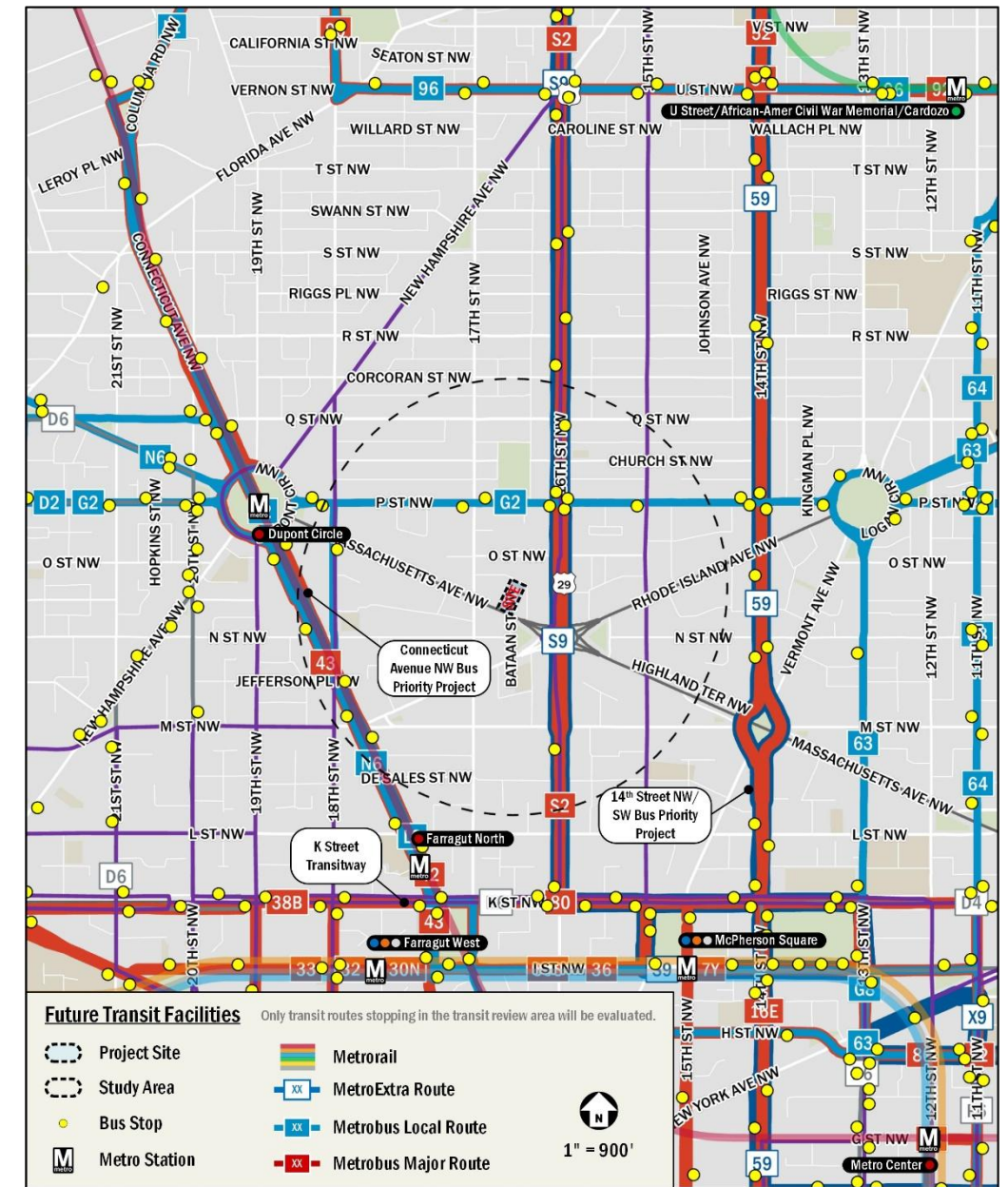
- Dupont Circle (within ½ mile)

Bus

- Metrobus Routes: S9, N2, N4, N6, L2, 42, 43, S2, G2
- Multiple existing and proposed transit priority corridors within the study area

Bicycle Facilities

- Existing protected bike lanes along 17th Street NW and 15th Street NW
- Capital Bikeshare (five (5) stations, 99 docks total) within 7-minute walk



Access, Circulation, and Parking

Vehicular Access

- Loading zone and below-grade garage accessed via public alley and existing curb cuts

Bicycle Access and Parking

- Access primarily via 17th St NW bike lanes
- Long-Term: 8 spaces (8 required)
 - Within below-grade garage, accessed via public alley
- Short-Term: 38 spaces (28 required)
 - Located along Massachusetts Avenue NW



Transportation Demand Management Plan

- Identify TDM Coordinator
- Create TDM marketing program and annual survey
- Work with, coordinate, and receive TDM training from goDCgo (DDOT's TDM program)
- Provide TDM materials to new students and faculty
- Meet or exceed zoning requirements for bicycle parking
- Following the Certificate of Occupancy, submit documentation summarizing compliance with TDM conditions to the Office of Zoning, repeating every five (5) years, unless deemed no longer applicable by DDOT
- **Additional DDOT condition:** Enroll in the Capital Bikeshare University Membership Program and distribute marketing materials

DDOT Coordination

Transportation Statement

- Multimodal assessment performed
- Scoping document finalized on January 29, 2025
- CTR submitted on February 3, 2025

DDOT has no objection to the approval of the application with the following conditions:

- Implement the Transportation Demand Management (TDM) plan for the life of the project – **Agree**
- Enroll in the Capital Bikeshare University Membership Program and distribute marketing materials – **Agree**

Applicant will engage in continued coordination with DDOT as part of Public Space permitting.

Campus Plan Approval Standards

- **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. 11-X DCMR § 101.2.**
 - Existing building will remain; University Campus use will remain. No exterior changes.
 - Parking (22 spaces) meets the minimum requirements. It is not expected that students will have vehicles.
 - Dormitories will be added on two levels (6-7 floors). Windows will remain inoperable.
 - Students will be governed per Indiana University's Code of Conduct.
- **The application must 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. 11-X DCMR § 101.14.**
 - University uses are permitted in this zone subject to the Campus Plan provisions of the zoning regulations. No variances or other zoning relief is requested.

Campus Plan Approval Standards

- In accordance with Subtitle X, Section 101.11, the proposed Campus Plan is not inconsistent with the goals and policies of the Comprehensive Plan, including both the Citywide Elements and the applicable Area Elements.

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

ANC 2B and Agency Support

- The Applicant presented twice to ANC 2B's Land use Committee.
- The Applicant's representative toured the building with the Commissioner for ANC 2Bo4.
- ANC 2B voted to support this Application on February 12, 2025.
- Office of Planning recommends approval of the Application.
- DDOT has no objection to the Application with the condition that the Applicant will implement a TDM plan.