



Advisory Neighborhood Commission 2A

“Serving the Foggy Bottom and West End communities of Washington, D.C.”

May 20, 2026

Mr. Anthony Hood
Chairman, Zoning Commission
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Washington, DC 20001
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Resolution in Support of Z.C. Case No. 87-23A: Application of The George Washington University for a Modification with Hearing of the Approved PUD for 2001 Pennsylvania Avenue NW

At its regular meeting on Wednesday, May 20, 2026, Advisory Neighborhood Commission 2A (“ANC 2A” or “Commission”) considered the above-referenced matter. With six of six commissioners present, a quorum at a duly-noticed public meeting, the Commission, after a motion made by Commissioner Malec and seconded by Commissioner Comer, adopted the following resolution by (6-0-0):

WHEREAS, Advisory Neighborhood Commission 2A (“ANC 2A” or the “Commission”) is charged with advising the District of Columbia Zoning Commission on matters affecting Single Member Districts within its boundaries, and the property located at 2001 Pennsylvania Avenue NW (Square 78, Lot 853) (the “Property”) lies within Single Member District 2A08;

WHEREAS, The George Washington University (the “University”) has filed Z.C. Case No. 87-23A seeking a modification with hearing to the Approved PUD for the Property (Z.C. Order No. 563) to (a) allow university use within the existing 11-story building and (b) approve new building identification signage (the “Application”), with a public hearing scheduled for June 8, 2026;

WHEREAS, the Approved PUD currently requires both ground-floor retail bays at the Property to operate as retail use open to the public, comprising a western bay of approximately 2,700 square feet (currently occupied by For Five Coffee) and an eastern bay of approximately 4,100 square feet (the former Bank of America space, which has been vacant since the prior tenant's departure);

WHEREAS, the University initially proposed to convert the entire ground floor of the Property to university use, which would have eliminated the public retail requirement for both ground-floor bays under the Approved PUD in its entirety;



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WHEREAS, the Commissioner for SMD 2A08 expressed opposition to the University's initial proposal on the grounds that (i) public benefits negotiated as a condition of PUD approval should not be eliminated simply because a property changes ownership, and (ii) the removal of a public benefit should be paired with a replacement of comparable value to the surrounding community;

WHEREAS, following several months of good-faith negotiations between the Commissioner for SMD 2A08 and representatives of the University, the University has agreed to material modifications to its initial Application that substantially address the Commission's concerns;

WHEREAS, as reflected in its May 8, 2026 Pre-Hearing Statement, the University has narrowed the scope of the requested PUD modification so that the Application now seeks to modify the Approved PUD with respect to only the eastern ground-floor bay at the Property;

WHEREAS, the Commission wishes to make explicit that, under the revised Application, the Approved PUD will not be modified in any respect with regard to the western ground-floor bay, and that the existing condition of the Approved PUD requiring that bay to operate as retail use open to the public will therefore remain in full force and effect as a continuing legal obligation enforceable by the Zoning Commission — not as a voluntary commitment of the current owner that could be revisited at the University's discretion or transferred away upon a future change in ownership;

WHEREAS, District House is the University's 12-story residence hall located at 2121 H Street NW, occupying the full block bounded by 21st Street, 22nd Street, H Street, and I Street NW, which opened in 2016 as the University's second-largest residence hall with approximately 900 beds; it was constructed through the rehabilitation and interconnection of three historic former apartment buildings — the Crawford, West End, and Schenley residence halls, all contributing structures within the Foggy Bottom Historic District — and the construction of a new infill addition;

WHEREAS, District House was approved by the Zoning Commission as a second-stage PUD in 2013 (Z.C. Order No. 06-11J/06-12J) pursuant to the 2007 Foggy Bottom Campus Plan and First-Stage PUD (Z.C. Order No. 06-11/06-12), and as part of that approval the University proffered approximately 5,000 square feet of ground-floor retail space along I Street as publicly accessible retail intended to help support the development of the I Street retail corridor identified as a key feature of the Campus Plan;

WHEREAS, in 2022, the University successfully modified the District House PUD to remove the public-access requirement and to limit the retail spaces to students only, with the result that



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District House has since been closed to the public and its ground-floor food and gathering spaces have operated as student-only amenities;

WHEREAS, as reflected in its May 8, 2026 Pre-Hearing Statement, the University has committed to reopen the ground-floor retail space within District House to the public during weekday daytime hours, while reserving that space for students only on nights and weekends, and to file an application within 90 days of issuance of the final written order in this case to formally modify the District House PUD (Z.C. Order No. 06-11J/06-12J) to restore that public access;

WHEREAS, District House is located along the I Street retail corridor, in closer proximity to the residential portions of Foggy Bottom and the West End than the Property, and the reopening of its retail offerings to the public will provide neighborhood residents with immediate access to affordable food options and an additional "third space" for communal gathering, more directly serving the residential community than would a tenant in the eastern bay at 2001 Pennsylvania Avenue NW;

WHEREAS, the Commission acknowledges the economic and structural constraints facing the eastern bay at the Property — including its long and narrow floorplate, the grade change along 20th Street that limits subdivision or outdoor café seating, the minimal existing build-out from the prior bank tenancy, and the more than 130,000 square feet of vacant retail within two blocks — and recognizes that filling the space with a student-facing university use is preferable to allowing it to remain vacant indefinitely;

WHEREAS, the University has revised its plans to relocate the proposed east-elevation building identification signage from the ground floor to the upper stories — consistent with the existing signage on the south elevation — and has committed to turning off the lighting for the 20th Street signage in the evening after the building is closed, in recognition of the new residential building under construction directly across 20th Street;

WHEREAS, the Commission concludes that the negotiated package — limiting the scope of the requested PUD modification to a single ground-floor bay while leaving the original retail requirement legally undisturbed for the other, combined with the formal restoration of weekday public access at District House through a separate PUD modification — preserves a public retail commitment of comparable scale and value to that contemplated in the Approved PUD and represents a reasonable balancing of the University's institutional needs against the neighborhood's interest in publicly accessible ground-floor uses;



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NOW, THEREFORE, BE IT RESOLVED that ANC 2A supports approval of Z.C. Case No. 87-23A, subject to the conditions set forth in the University's May 8, 2026 Pre-Hearing Statement, including specifically that (i) the requested modification to the Approved PUD apply only to the eastern ground-floor bay at the Property, with no modification of any kind to the existing retail condition of the Approved PUD with respect to the western ground-floor bay, (ii) the University reopen District House for public access during weekday daytime hours, and (iii) the University file an application to modify the District House PUD within 90 days of issuance of the final written order in this case;

BE IT FURTHER RESOLVED that ANC 2A requests, as a condition of its support, that the University install clear, prominent, and publicly visible signage at District House indicating that the ground-floor retail space is open to the public, and that such signage clearly communicate the days and hours during which public access is available, so that neighborhood residents are aware of and able to make use of this restored public benefit;

BE IT FURTHER RESOLVED that ANC 2A encourages the University to continue exploring opportunities — at the Property, at District House, and across its Foggy Bottom holdings more broadly — to integrate student-facing uses with publicly accessible amenities that strengthen the connection between the University and the surrounding residential community;

BE IT FURTHER RESOLVED that ANC 2A authorizes Commissioner Jim Malec (SMD 2A08) to serve as the Commission's representative in Z.C. Case No. 87-23A and to communicate this Commission's position to the Zoning Commission, the Office of Planning, the District Department of Transportation, the Applicant, and any other relevant parties;

Commissioners Jim Malec (2A08@anc.dc.gov) is the Commission's representative in this matter.

ON BEHALF OF THE COMMISSION.

Sincerely,

Chairperson Trupti J Patel (she/her)
Chair, Advisory Neighborhood Commission 2A
Historic Foggy Bottom
Single Member District 2A03



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Jim Malec

Commissioner Jim Malec
Advisory Neighborhood Commission 2A
Historic Foggy Bottom
Single Member District 2A08